

### **450 Kihapai Street, Kailua 96734 \* \$849,000**

|                                                               |                                                    |                                |
|---------------------------------------------------------------|----------------------------------------------------|--------------------------------|
| Sold Price: \$870,000                                         | Sold Date: 11-08-2019                              | Sold Ratio: 102%               |
| Beds: <b>3</b>                                                | MLS#: <b>201926098, FS</b>                         | Year Built: <b>1950</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Sold</b>                                | Remodeled:                     |
| Living Sq. Ft.: <b>1,496</b>                                  | List Date & DOM: <b>09-17-2019 &amp; 2</b>         | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>5,561</b>                                    | Condition: <b>Average</b>                          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage: <b>Other</b>                             | Building: <b>\$87,900</b>      |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$207/2019</b>                        | Land: <b>\$701,500</b>         |
| Total Sq. Ft. <b>1,496</b>                                    | Neighborhood: <b>Coconut Grove</b>                 | Total: <b>\$789,400</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone AH - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>2 Car, Carport, Street</b>                        | Frontage: <b>Other</b>                             |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None</b>                                  |                                |

**Public Remarks:** Charming 3 bedroom/ 2 bath single family home in Kailua. New roof, new vinyl double pane windows. Easy to section two bedrooms and one bath. Level lot with lots of possibilities to turn this property into your dream home. Short distance to restaurants, shopping, and Kailua Beach; easy access to H3 and Pali Hwy. Sold "As Is". **Sale Conditions:** None

**Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                            | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">450 Kihapai Street</a> | <a href="#">\$849,000</a> | 3 & 2/0  | 1,496   \$568 | 5,561   \$153 | 2   |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">450 Kihapai Street</a> | \$207   \$0   \$0   | \$701,500     | \$87,900          | \$789,400      | 108%  | 1950 & NA        |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms        |
|------------------------------------|------------|------------|------------|----------------|-------------------|
| <a href="#">450 Kihapai Street</a> | \$870,000  | 11-08-2019 | 102%       | 102%           | Conventional 3000 |

[450 Kihapai Street](#) - MLS#: [201926098](#) - Charming 3 bedroom/ 2 bath single family home in Kailua. New roof, new vinyl double pane windows. Easy to section two bedrooms and one bath. Level lot with lots of possibilities to turn this property into your dream home. Short distance to restaurants, shopping, and Kailua Beach; easy access to H3 and Pali Hwy. Sold "As Is".  
**Region:** Kailua **Neighborhood:** Coconut Grove **Condition:** Average **Parking:** 2 Car, Carport, Street **Total Parking:** 2  
**View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market