

**2549 Makaulii Place, Honolulu 96816 \* \$1,120,000**

Sold Price: \$1,123,000      Sold Date: 10-22-2020      Sold Ratio: 100%  
 Beds: **3**      MLS#: **202021293, FS**      Year Built: **1980**  
 Bath: **3/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **1,648**      List Date & DOM: **08-30-2020 & 10**      Total Parking: **2**  
 Land Sq. Ft.: **5,233**      Condition: **Above Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **592**      Frontage:      Building: **\$340,100**  
 Sq. Ft. Other: **0**      Tax/Year: **\$271/2020**      Land: **\$587,600**  
 Total Sq. Ft. **2,240**      Neighborhood: **Palolo**      Total: **\$927,700**  
 Maint./Assoc. **\$0 / \$285**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Three+ / No**  
 Parking: **2 Car, Carport**      Frontage:  
 Zoning: **05 - R-5 Residential District**      View: **Mountain**

**Public Remarks:** Rarely available, this 3 bedroom, 3 bath is part of an eleven home cluster development tucked away in the back of Palolo Valley. This tranquil neighborhood has no through traffic and underground utilities. Feel like you are in the Country, but yet you are minutes to shopping, town, beaches, etc. Waiomao Stream runs through the lush common areas, which include historic Lo'i terraces, lush vegetation surrounded by ancient rock walls, tropical fruits, flora and fauna. Enjoy entertaining on the spacious wrap around deck cooled by the everyday trade winds. Store all of your fine wines in your private custom wine cellar. Association Fee includes: Water, Sewer, Rubbish P/U and Common Area Maintenance. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2549 Makaulii Place</a>	<a href="#">\$1,120,000</a>	3 & 3/0	1,648   \$680	5,233   \$214	10

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2549 Makaulii Place</a>	\$271   \$0   \$285	\$587,600	\$340,100	\$927,700	121%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">2549 Makaulii Place</a>	\$1,123,000	10-22-2020	100%	100%	Conventional 3000

[2549 Makaulii Place](#) - MLS#: [202021293](#) - Rarely available, this 3 bedroom, 3 bath is part of an eleven home cluster development tucked away in the back of Palolo Valley. This tranquil neighborhood has no through traffic and underground utilities. Feel like you are in the Country, but yet you are minutes to shopping, town, beaches, etc. Waiomao Stream runs through the lush common areas, which include historic Lo'i terraces, lush vegetation surrounded by ancient rock walls, tropical fruits, flora and fauna. Enjoy entertaining on the spacious wrap around deck cooled by the everyday trade winds. Store all of your fine wines in your private custom wine cellar. Association Fee includes: Water, Sewer, Rubbish P/U and Common Area Maintenance. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market