

1306 Humuula Street, Kailua 96734 * \$830,000

Sold Price: \$845,000	Sold Date: 10-28-2020	Sold Ratio: 102%
Beds: 3	MLS#: <u>202023565</u>, FS	Year Built: 1959
Bath: 1/0	Status: Sold	Remodeled: 2020
Living Sq. Ft.: 880	List Date & DOM: 09-14-2020 & 6	Total Parking: 2
Land Sq. Ft.: 6,269	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$9,200
Sq. Ft. Other: 0	Tax/Year: \$208/2020	Land: \$704,800
Total Sq. Ft. 880	Neighborhood: Keolu Hills	Total: \$714,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car, Carport, Driveway, Street	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: None	

Public Remarks: Charming 3-bdrm/1-bath home that has been completely renovated from roof to foundation and is move-in ready. Newly painted exterior and interior with brand new appliances, updated cabinets and counters, plumbing, electrical wiring (200 amps) and fixtures. Large, fenced lot (6,269 sf) presents unique opportunity to construct a new home in the back and convert the existing dwelling into an ADU (see Site Concept Plan - Architectural Schematics in Supplements). Conveniently located near Enchanted Lakes Shopping Center, shops and restaurants. Very easy to see! **Sale Conditions:** None **Schools:** [Keolu](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1306 Humuula Street	\$830,000	3 & 1/0	880 \$943	6,269 \$132	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1306 Humuula Street	\$208 \$0 \$0	\$704,800	\$9,200	\$714,000	116%	1959 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1306 Humuula Street	\$845,000	10-28-2020	102%	102%	Conventional

[1306 Humuula Street](#) - MLS#: [202023565](#) - Charming 3-bdrm/1-bath home that has been completely renovated from roof to foundation and is move-in ready. Newly painted exterior and interior with brand new appliances, updated cabinets and counters, plumbing, electrical wiring (200 amps) and fixtures. Large, fenced lot (6,269 sf) presents unique opportunity to construct a new home in the back and convert the existing dwelling into an ADU (see Site Concept Plan - Architectural Schematics in Supplements). Conveniently located near Enchanted Lakes Shopping Center, shops and restaurants. Very easy to see! **Region:** Kailua **Neighborhood:** Keolu Hills **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Keolu](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market