522 Ulukou Street, Kailua 96734 * $1,300,000

Sold Price: $1,275,000	Sold Date: 05-06-2021	Sold Ratio: 98%
Beds: **4**	MLS#: **202106621, FS**	Year Built: **1961**
Bath: **2/1**	Status: **Sold**	Remodeled: **1976**
Living Sq. Ft.: **2,214**	List Date & DOM: **03-07-2021** & **2**	Total Parking: **2**
Land Sq. Ft.: **7,509**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$278,800**
Sq. Ft. Other: **270**	Tax/Year: **$441/2020**	Land: **$795,500**
Total Sq. Ft. **2,484**	Neighborhood: **Olomana**	Total: **$1,074,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **2 Car, Street**	Frontage: **Other**	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain**	

Public Remarks: Olomana neighborhood: desirable w/ convenient access to town and Kailua. Spacious 4 bedroom, 2.5 bathroom open-concept home, situated on a tropically-landscaped fenced and gated yard. Short distance to Maunawili Elementary School/ Renovated kitchen including newer appliances, hardwood & luxury vinyl plank floors in downstairs bedrooms. Extra large glassed-in living/family room overlooking tiled in ground pool with flagstone lanai. Enjoy fruit bearing butter avocado and soursop trees. Beautiful Koolau mountain views are framed by the large upstairs MBR, ensuite and lanai that overlooks the relaxing pool. Call today and make this your own! Excellent condition and will be sold "As Is". Subject to tenants' lease ending June 2021. **Sale Conditions:** None **Schools:** Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
522 Ulukou Street	$1,300,000	4 & 2/1	2,214 | $587	7,509 | $173	2

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
522 Ulukou Street	$441 | $0 | $0	$795,500	$278,800	$1,074,300	121%	1961 & 1976

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
522 Ulukou Street	$1,275,000	05-06-2021	98%	98%	VA

522 Ulukou Street - MLS#: 202106621 - Olomana neighborhood: desirable w/ convenient access to town and Kailua. Spacious 4 bedroom, 2.5 bathroom open-concept home, situated on a tropically-landscaped fenced and gated yard. Short distance to Maunawili Elementary School/ Renovated kitchen including newer appliances, hardwood & luxury vinyl plank floors in downstairs bedrooms. Extra large glassed-in living/family room overlooking tiled in ground pool with flagstone lanai. Enjoy fruit bearing butter avocado and soursop trees. Beautiful Koolau mountain views are framed by the large upstairs MBR, ensuite and lanai that overlooks the relaxing pool. Call today and make this your own! Excellent condition and will be sold "As Is". Subject to tenants' lease ending June 2021. **Region:** Kailua **Neighborhood:** Olomana **Condition:** Excellent **Parking:** 2 Car, Street **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool:** In Ground **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market