

1226 Mokapu Boulevard, Kailua 96734 * \$1,675,000

Sold Price: \$1,800,000 Sold Date: 05-21-2021 Sold Ratio: 107%
Beds: **3** MLS#: **202108291, FS** Year Built: **1960**
Bath: **2/0** Status: **Sold** Remodeled: **2020**
Living Sq. Ft.: **1,730** List Date & DOM: **04-01-2021 & 11** Total Parking: **4**
Land Sq. Ft.: **12,800** Condition: **Excellent** [Assessed Value](#)
Lanai Sq. Ft.: **0** Frontage: **Stream/Canal, Waterfront** Building: **\$115,000**
Sq. Ft. Other: **186** Tax/Year: **\$304/2020** Land: **\$1,092,000**
Total Sq. Ft. **1,916** Neighborhood: **Kalaheo Hillside** Total: **\$1,207,000**
Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone AE - Tool** Stories / CPR: **One / No**
Parking: **3 Car+, Carport, Driveway** Frontage: **Stream/Canal, Waterfront**
[Zoning](#): **04 - R-7.5 Residential District** View: **Marina/Canal**

Public Remarks: Waterfront Kailua Home located on the Kainui Canal. This open floor plan is enhanced with a new kitchen, custom cabinetry, quartz countertops and stainless steel appliances. New dual pane vinyl windows and sliding doors. Luxury, vinyl floors create an indoor/outdoor lifestyle. The newly remodeled bathrooms have marble, stone, quartz and ceramic tile. Enjoy the private, fenced in yard of 12,800 square feet. Stamped, concrete lanai with a jacuzzi tub and outdoor gathering tent. The two-car carport has been redesigned to support a home gym, a laundry area and additional storage. 30 owned photovoltaic panels, a solar water heater and 4 spit A/C systems are recent upgrades. Four storage sheds. Professionally landscaped and designed to provide a relaxing, peaceful atmosphere. **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1226 Mokapu Boulevard	\$1,675,000	3 & 2/0	1,730 \$968	12,800 \$131	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1226 Mokapu Boulevard	\$304 \$0 \$0	\$1,092,000	\$115,000	\$1,207,000	139%	1960 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1226 Mokapu Boulevard	\$1,800,000	05-21-2021	107%	107%	Cash

[1226 Mokapu Boulevard](#) - MLS#: [202108291](#) - Waterfront Kailua Home located on the Kainui Canal. This open floor plan is enhanced with a new kitchen, custom cabinetry, quartz countertops and stainless steel appliances. New dual pane vinyl windows and sliding doors. Luxury, vinyl floors create an indoor/outdoor lifestyle. The newly remodeled bathrooms have marble, stone, quartz and ceramic tile. Enjoy the private, fenced in yard of 12,800 square feet. Stamped, concrete lanai with a jacuzzi tub and outdoor gathering tent. The two-car carport has been redesigned to support a home gym, a laundry area and additional storage. 30 owned photovoltaic panels, a solar water heater and 4 spit A/C systems are recent upgrades. Four storage sheds. Professionally landscaped and designed to provide a relaxing, peaceful atmosphere. **Region:** Kailua **Neighborhood:** Kalaheo Hillside **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 4 **View:** Marina/Canal **Frontage:** Stream/Canal, Waterfront **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market