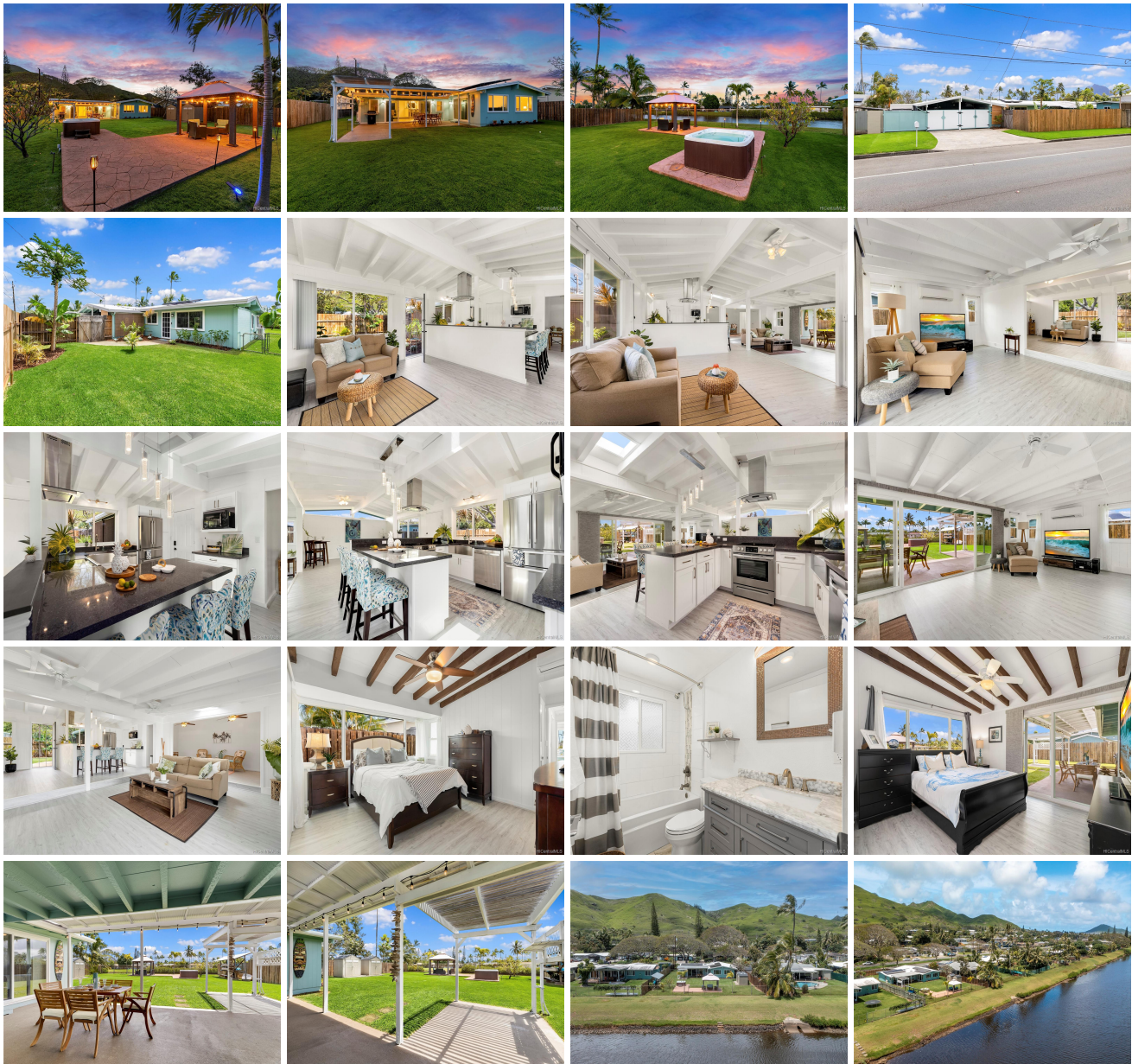
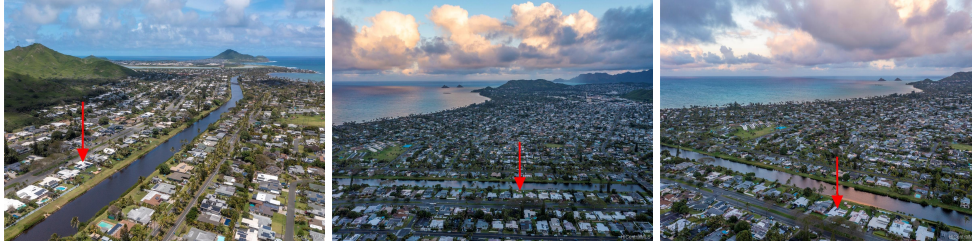


1226 Mokapu Boulevard, Kailua 96734 * \$1,675,000

Sold Price: \$1,800,000	Sold Date: 05-21-2021	Sold Ratio: 107%
Beds: 3	MLS#: <u>202108291</u>, 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 - <u>Tool</u>	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