51-418 Maumauluukaa Street Unit B, Kaaawa 96730 * $1,500,000 * Originally $1,400,000

Sold Price: $1,520,000	Sold Date: 01-26-2022	Sold Ratio: 101%
Beds: **4**	MLS#: **202123343, FS**	Year Built: **1991**
Bath: **4/0**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **2,642**	List Date & DOM: **09-07-2021** & **20**	Total Parking: **4**
Land Sq. Ft.: **7,425**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **439**	Frontage: **Conservation**	Building: **$407,000**
Sq. Ft. Other: **0**	Tax/Year: **$243/2020**	Land: **$543,300**
Total Sq. Ft. **3,081**	Neighborhood: **Kaaawa**	Total: **$950,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three+, Split Level / Yes**

Parking: **3 Car+, Driveway, Garage, Street** Frontage: **Conservation**

Zoning: **05 - R-5 Residential District** View: **Coastline, Mountain, Ocean, Sunrise**

Public Remarks: Enjoy Hawai'i's beauty from this custom Ka'a'awa home complete with awe-inspiring panoramic ocean views from the expansive lanais. Beautifully maintained 3 bed 3 bath home features ocean views from every room, and a large ground floor studio (1/1) unit with separate entrance. The open living spaces are highlighted with custom wood cabinetry and hardwood flooring throughout. Custom kitchen cabinetry, stone counters and stainless steel appliances complete the chef's kitchen. This move-in ready home also features upgraded windows, and a newly painted exterior. The private separate one-bedroom (studio) unit is spacious and includes large living area, kitchenette and bath. Separate laundry room. Large two-car garage is perfect for parking and charging your electric vehicle or working on projects. Owned, net-metered, PV system results in no or lower electric bills. Please enjoy the video walk through, and make your appointment to see this beautiful home today! **Sale Conditions:** None **Schools:** Kaaawa, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
51-418 Maumauluukaa Street B	**$1,500,000**	4 & 4/0	2,642 | $568	7,425 | $202	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
51-418 Maumauluukaa Street B	$243 | $0 | $0	$543,300	$407,000	$950,300	158%	1991 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
51-418 Maumauluukaa Street B	$1,520,000	01-26-2022	101%	109%	Conventional 0

51-418 Maumauluukaa Street B - MLS#: 202123343 - Original price was $1,400,000 - Enjoy Hawai'i's beauty from this custom Ka'a'awa home complete with awe-inspiring panoramic ocean views from the expansive lanais. Beautifully maintained 3 bed 3 bath home features ocean views from every room, and a large ground floor studio (1/1) unit with separate entrance. The open living spaces are highlighted with custom wood cabinetry and hardwood flooring throughout. Custom kitchen cabinetry, stone counters and stainless steel appliances complete the chef's kitchen. This move-in ready home also features upgraded windows, and a newly painted exterior. The private separate one-bedroom (studio) unit is spacious and includes large living area, kitchenette and bath. Separate laundry room. Large two-car garage is perfect for parking and charging your electric vehicle or working on projects. Owned, net-metered, PV system results in no or lower electric bills. Please enjoy the video walk through, and make your appointment to see this beautiful home today! **Region:** Kaneohe **Neighborhood:** Kaaawa **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Conservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kaaawa, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market