814 Pomahina Place, Kailua 96734 * $1,700,000 * Originally $1,800,000

Sold Price: $1,692,500	Sold Date: 12-21-2021	Sold Ratio: 100%
Beds: **6**	MLS#: **202124943, FS**	Year Built: **1963**
Bath: **4/0**	Status: **Sold**	Remodeled: **1968**
Living Sq. Ft.: **2,493**	List Date & DOM: **09-29-2021** & **38**	Total Parking: **8**
Land Sq. Ft.: **8,310**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **144**	Frontage:	Building: **$470,000**
Sq. Ft. Other: **0**	Tax/Year: **$336/2021**	Land: **$824,200**
Total Sq. Ft. **2,637**	Neighborhood: **Enchanted Lake**	Total: **$1,294,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Driveway**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Wow! Check out this wonderful Kailua home located in the heart of Enchanted Lake, within a short walk through the park to Enchanted Lake Elementary School & Cole Academy. This property features beautiful mountain views, a huge lot with room for a pool and enough parking on property for 8 vehicles. The 6 bedroom, 4 bathroom home is located on a cul-de-sac corner lot featuring vaulted ceilings with new windows and the cooling tradewinds breeze flowing throughout. We have 3 beds and 2 baths located downstairs, including an owner's suite with french doors leading out to the gorgeous backyard. The upstairs includes an enormous 2nd owner's suite, balcony lanai, an additional bedroom and a full bathroom. There is also a separate studio unit with wet bar and full bathroom located on the lower level. This amazing, flexible floorplan can be lived in and used as a single family home, multi-generational home, income producing investment, or some combination of the three. Home can easily be utilized as 3 separate living units (3-2, 2-1 and 1-1), all with separate entries. Don't let this opportunity pass you by, schedule your showing today! **Sale Conditions:** None **Schools:** Enchanted Lake, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
814 Pomahina Place	**$1,700,000**	6 & 4/0	2,493 | $682	8,310 | $205	38

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
814 Pomahina Place	$336 | $0 | $0	$824,200	$470,000	$1,294,200	131%	1963 & 1968

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
814 Pomahina Place	$1,692,500	12-21-2021	100%	94%	VA

814 Pomahina Place - MLS#: 202124943 - Original price was $1,800,000 - Wow! Check out this wonderful Kailua home located in the heart of Enchanted Lake, within a short walk through the park to Enchanted Lake Elementary School & Cole Academy. This property features beautiful mountain views, a huge lot with room for a pool and enough parking on property for 8 vehicles. The 6 bedroom, 4 bathroom home is located on a cul-de-sac corner lot featuring vaulted ceilings with new windows and the cooling tradewinds breeze flowing throughout. We have 3 beds and 2 baths located downstairs, including an owner's suite with french doors leading out to the gorgeous backyard. The upstairs includes an enormous 2nd owner's suite, balcony lanai, an additional bedroom and a full bathroom. There is also a separate studio unit with wet bar and full bathroom located on the lower level. This amazing, flexible floorplan can be lived in and used as a single family home, multi-generational home, income producing investment, or some combination of the three. Home can easily be utilized as 3 separate living units (3-2, 2-1 and 1-1), all with separate entries. Don't let this opportunity pass you by, schedule your showing today! **Region:** Kailua **Neighborhood:** Enchanted Lake **Condition:** Average **Parking:** Driveway **Total Parking:** 8 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Enchanted Lake, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market