

166 Kuuhua Place, Kailua 96734 * \$1,865,000

Sold Price: \$1,757,500 Sold Date: 01-20-2022 Sold Ratio: 94%
Beds: **5** MLS#: **202128487, FS** Year Built: **1954**
Bath: **2/0** Status: **Sold** Remodeled:
Living Sq. Ft.: **1,280** List Date & DOM: **11-08-2021 & 11** Total Parking: **0**
Land Sq. Ft.: **12,468** Condition: **Tear Down** [Assessed Value](#)
Lanai Sq. Ft.: **0** Frontage: Building: **\$219,600**
Sq. Ft. Other: **0** Tax/Year: **\$2,112/2020** Land: **\$1,311,600**
Total Sq. Ft. **1,280** Neighborhood: **Kuulei Tract** Total: **\$1,531,200**
Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
Parking: **Street** Frontage:
[Zoning](#): **03 - R10 - Residential District** View: **None**

Public Remarks: Rare opportunity to acquire a "tear down" and build a new custom home instead of renovating an older home at great expense and without contemporary design and amenities The seller attributes no value to the "improvements" and is selling the property "as is". This is a beautiful 12,468 SF cul de sac lot in the very desirable Kuulei Tract. DO NOT ENTER THE PROPERTY! **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
166 Kuuhua Place	\$1,865,000	5 & 2/0	1,280 \$1,457	12,468 \$150	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
166 Kuuhua Place	\$2,112 \$0 \$0	\$1,311,600	\$219,600	\$1,531,200	122%	1954 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
166 Kuuhua Place	\$1,757,500	01-20-2022	94%	94%	Conventional 0

[166 Kuuhua Place](#) - MLS#: [202128487](#) - Rare opportunity to acquire a "tear down" and build a new custom home instead of renovating an older home at great expense and without contemporary design and amenities The seller attributes no value to the "improvements" and is selling the property "as is". This is a beautiful 12,468 SF cul de sac lot in the very desirable Kuulei Tract. DO NOT ENTER THE PROPERTY! **Region:** Kailua **Neighborhood:** Kuulei Tract **Condition:** Tear Down **Parking:** Street **Total Parking:** 0 **View:** None **Frontage:** Pool: None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market