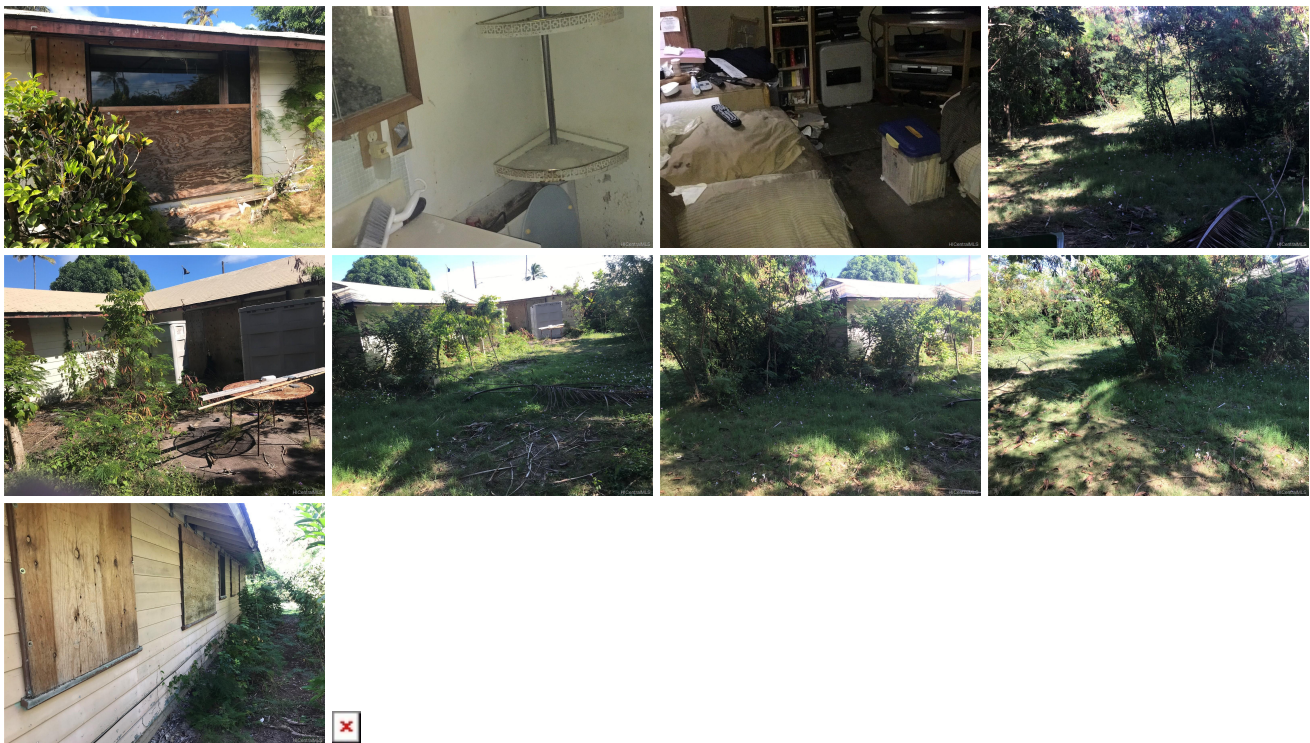


166 Kuuhua Place, Kailua 96734 * \$1,865,000

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