

632 Hanale Place, Kailua 96734 * \$1,475,000

Sold Price: \$1,575,000	Sold Date: 05-31-2022	Sold Ratio: 107%
Beds: 3	MLS#: 202205826, FS	Year Built: 2001
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 2,088	List Date & DOM: 04-04-2022 & 6	Total Parking: 2
Land Sq. Ft.: 7,211	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Preservation	Building: \$372,600
Sq. Ft. Other: 84	Tax/Year: \$273/2021	Land: \$708,300
Total Sq. Ft. 2,172	Neighborhood: Kukanono	Total: \$1,080,900
Maint./Assoc. \$163 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Driveway, Garage	Frontage: Preservation	
Zoning : 05 - R-5 Residential District	View: Mountain, Other	

Public Remarks: Welcome home to tranquility; relish your expansive views of the Ko'olau range and Kawaiui Marsh Wildlife Sanctuary, appreciate this well-built home in Kawaiui Vista (among an enclave of 15 homes on quiet Hanale Place) and enjoy the convenience of Kailua town at your fingertips. The 3 bedrooms and 2 full bathrooms downstairs share a generous living space for your WFH need, as an additional library/tv area or contact your favorite contractor to determine how to convert this to that 4th bedroom you long for. The 1/2 bath upstairs, adjacent to the laundry room/kitchen/garage entrance affords easy access after a morning in the yard, washing your car or while preparing your feast for family and friends. Recently installed split AC's in the bedrooms keep hot balmy evenings at bay. The afternoons are magical as the setting sun hits the Ko'olau Range and you will love sitting on your lanai enjoying these Makua and Kawaiui Marsh Views. Sellers are ready to retire to the mainland and this well maintained home is waiting to become your "forever home"! **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
632 Hanale Place	\$1,475,000	3 & 2/1	2,088 \$706	7,211 \$205	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
632 Hanale Place	\$273 \$163 \$0	\$708,300	\$372,600	\$1,080,900	136%	2001 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
632 Hanale Place	\$1,575,000	05-31-2022	107%	107%	Conventional

[632 Hanale Place](#) - MLS#: [202205826](#) - Welcome home to tranquility; relish your expansive views of the Ko'olau range and Kawaiui Marsh Wildlife Sanctuary, appreciate this well-built home in Kawaiui Vista (among an enclave of 15 homes on quiet Hanale Place) and enjoy the convenience of Kailua town at your fingertips. The 3 bedrooms and 2 full bathrooms downstairs share a generous living space for your WFH need, as an additional library/tv area or contact your favorite contractor to determine how to convert this to that 4th bedroom you long for. The 1/2 bath upstairs, adjacent to the laundry room/kitchen/garage entrance affords easy access after a morning in the yard, washing your car or while preparing your feast for family and friends. Recently installed split AC's in the bedrooms keep hot balmy evenings at bay. The afternoons are magical as the setting sun hits the Ko'olau Range and you will love sitting on your lanai enjoying these Makua and Kawaiui Marsh Views. Sellers are ready to retire to the mainland and this well maintained home is waiting to become your "forever home"! **Region:** Kailua **Neighborhood:** Kukanono **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 2 **View:** Mountain, Other **Frontage:** Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market