1364 Manu Mele Street, Kailua 96734 * $1,855,000

Sold Price:	$1,910,000	Sold Date:	07-15-2022	Sold Ratio:	103%
Beds:	**4**	MLS#:	**202206750, FS**	Year Built:	**1961**
Bath:	**4/0**	Status:	**Sold**	Remodeled:	**1991**
Living Sq. Ft.:	**3,012**	List Date & DOM:	**04-12-2022** & **36**	Total Parking:	**2**
Land Sq. Ft.:	**7,750**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**236**	Frontage:	**Conservation, Preservation**	Building:	**$337,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$520/2022**	Land:	**$1,036,100**
Total Sq. Ft.	**3,248**	Neighborhood:	**Kukanono**	Total:	**$1,373,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Garage**			Frontage:	**Conservation, Preservation**
Zoning:	**05 - R-5 Residential District**			View:	**Mountain**

Public Remarks: Kukanono neighborhood at its best, custom home along perimeter of Kawainui Marsh is ideal to enjoy lovely green views of the Koolaus with no neighbors behind! Home extensively remodeled about 1991 with soaring cathedral windows, private upstairs master suite with deck & office/walk in closet. Recently completed minor repairs, freshly painted interiors, new carpet & some new vinyl. No cramped rooms, lots of space for everyone, high ceilings, sky lights, gas cooktop & new range hood & refrigerator, including a 4th bedroom/office downstairs w/private entry, bath & possible kitchen unit. Additional full refrig for party times. Large back area is decked with a pool and spa, new fencing on rock wall frames the forever views. Raise the hurricane shutters in the gym by pool and exercise; or add a ballet bar by the glass panels for a budding dancer! Open the windows to let the breeze in, whole house fans to help any hot air escape. Outdoor full bath services pool area; roomy garage and plenty of attic/shed storage tucked away. This is a dreamy home for the buyer who wants the best in location & great bang for the buck! Near Castle Hospital, easy out to Pali Highway & Kailua town. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1364 Manu Mele Street	$1,855,000	4 & 4/0	3,012 | $616	7,750 | $239	36

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1364 Manu Mele Street	$520 | $0 | $0	$1,036,100	$337,600	$1,373,700	135%	1961 & 1991

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1364 Manu Mele Street	$1,910,000	07-15-2022	103%	103%	VA

1364 Manu Mele Street - MLS#: 202206750 - Kukanono neighborhood at its best, custom home along perimeter of Kawainui Marsh is ideal to enjoy lovely green views of the Koolaus with no neighbors behind! Home extensively remodeled about 1991 with soaring cathedral windows, private upstairs master suite with deck & office/walk in closet. Recently completed minor repairs, freshly painted interiors, new carpet & some new vinyl. No cramped rooms, lots of space for everyone, high ceilings, sky lights, gas cooktop & new range hood & refrigerator, including a 4th bedroom/office downstairs w/private entry, bath & possible kitchen unit. Additional full refrig for party times. Large back area is decked with a pool and spa, new fencing on rock wall frames the forever views. Raise the hurricane shutters in the gym by pool and exercise; or add a ballet bar by the glass panels for a budding dancer! Open the windows to let the breeze in, whole house fans to help any hot air escape. Outdoor full bath services pool area; roomy garage and plenty of attic/shed storage tucked away. This is a dreamy home for the buyer who wants the best in location & great bang for the buck! Near Castle Hospital, easy out to Pali Highway & Kailua town. **Region:** Kailua **Neighborhood:** Kukanono **Condition:** Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Mountain **Frontage:** Conservation,Preservation **Pool:** Heated,In Ground,Spa/HotTub,Pool on Property **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market