1656 Paukiki Street, Kailua 96734 * $1,698,000

Sold Price: $1,625,000	Sold Date: 08-24-2022	Sold Ratio: 96%
Beds: **3**	MLS#: **202210021, FS**	Year Built: **1992**
Bath: **3/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **1,993**	List Date & DOM: **06-17-2022** & **39**	Total Parking: **4**
Land Sq. Ft.: **6,200**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Preservation**	Building: **$312,900**
Sq. Ft. Other: **90**	Tax/Year: **$336/2022**	Land: **$980,500**
Total Sq. Ft. **2,083**	Neighborhood: **Kailua Bluffs**	Total: **$1,293,400**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway, Garage**	Frontage: **Preservation**	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Sweeping views of Olomana greet you from this wonderfully-located, well-maintained house with luxurious spaces including a soaring living-dining room. The bright kitchen was renovated in 2019 with granite countertops and opens to a large family room with full bath on the first floor. Upstairs are three bedrooms with high ceilings. Soak in the views from your expansive tub in the spacious main suite. The home features quality materials like copper gutters and a Monier tile roof. Additional upgrades include PV, high venting windows, and insulation to keep cool. A quiet lanai plus front and back yards provide plenty of outdoor living space. Kailua Bluffs is a well-designed neighborhood with wide streets, sidewalks, curbs, and plenty of extra parking. This home's location is one of the best, on a level part of Paukiki Street with a downslope at the back of the yard to enhance your view. Now is your chance to own this prized property never before on the market since the owners selected it from the original development. **Sale Conditions:** None **Schools:** Keolu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1656 Paukiki Street	$1,698,000	3 & 3/0	1,993 | $852	6,200 | $274	39

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1656 Paukiki Street	$336 | $0 | $0	$980,500	$312,900	$1,293,400	131%	1992 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1656 Paukiki Street	$1,625,000	08-24-2022	96%	96%	Conventional

1656 Paukiki Street - MLS#: 202210021 - Sweeping views of Olomana greet you from this wonderfully-located, well-maintained house with luxurious spaces including a soaring living-dining room. The bright kitchen was renovated in 2019 with granite countertops and opens to a large family room with full bath on the first floor. Upstairs are three bedrooms with high ceilings. Soak in the views from your expansive tub in the spacious main suite. The home features quality materials like copper gutters and a Monier tile roof. Additional upgrades include PV, high venting windows, and insulation to keep cool. A quiet lanai plus front and back yards provide plenty of outdoor living space. Kailua Bluffs is a well-designed neighborhood with wide streets, sidewalks, curbs, and plenty of extra parking. This home's location is one of the best, on a level part of Paukiki Street with a downslope at the back of the yard to enhance your view. Now is your chance to own this prized property never before on the market since the owners selected it from the original development. **Region:** Kailua **Neighborhood:** Kailua Bluffs **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Mountain **Frontage:** Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Keolu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market