

431 Iliaina Street, Kailua 96734 * \$2,085,000

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|---|---|--------------------------------|
| Sold Price: \$2,085,000 | Sold Date: 04-26-2023 | Sold Ratio: 100% |
| Beds: 6 | MLS#: <u>202301511</u>, FS | Year Built: 1979 |
| Bath: 4/0 | Status: Sold | Remodeled: 2022 |
| Living Sq. Ft.: 3,855 | List Date & DOM: 01-26-2023 & 32 | Total Parking: 9 |
| Land Sq. Ft.: 9,375 | Condition: Excellent | Assessed Value |
| Lanai Sq. Ft.: 530 | Frontage: | Building: \$1,044,100 |
| Sq. Ft. Other: 50 | Tax/Year: \$653/2022 | Land: \$1,186,800 |
| Total Sq. Ft.: 4,435 | Neighborhood: Kalaheo Hillside | Total: \$2,330,900 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: Two / No |
| Parking: 3 Car+, Driveway, Garage, Street | Frontage: | |
| Zoning : 04 - R-7.5 Residential District | View: Mountain, Sunrise | |

Public Remarks: HIDDEN GEM! This unique multi-family custom built home offers over 3,800 sqft of living with an option for multi-family living. The upstairs living area includes 3 bedrooms and 2 baths with sweeping views of the mountain range, along with a large primary bedroom and large walk-in closet, the downstairs living area includes 2 bedrooms and 1 bath, and a studio with 1 bathroom with new floors and new Acacia wood countertops. Also featuring: 20 owned photovoltaic panels with monitoring and net metering, solar hot water, new split AC units, new Cafe platinum glass panel refrigerator, gas stove, exterior recently painted, installed new lighting, tigerwood kitchen cabinets, high ceilings, a tranquil outdoor shower to wash your feet after the beach, 4 car garage with lots of storage space and more. The ocean access to Kailua Beach is close by along with restaurants and shopping and the freeway access. *Please see the attached supplements for the floor-plan and the attached video. One or more photos have been enhanced. **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|------------------------------------|-----------------------------|----------|---------------|---------------|-----|
| 431 Iliaina Street | \$2,085,000 | 6 & 4/0 | 3,855 \$541 | 9,375 \$222 | 32 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 431 Iliaina Street | \$653 \$0 \$0 | \$1,186,800 | \$1,044,100 | \$2,330,900 | 89% | 1979 & 2022 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|------------------------------------|-------------|------------|------------|----------------|------------|
| 431 Iliaina Street | \$2,085,000 | 04-26-2023 | 100% | 100% | VA |

[431 Iliaina Street](#) - MLS#: [202301511](#) - HIDDEN GEM! This unique multi-family custom built home offers over 3,800 sqft of living with an option for multi-family living. The upstairs living area includes 3 bedrooms and 2 baths with sweeping views of the mountain range, along with a large primary bedroom and large walk-in closet, the downstairs living area includes 2 bedrooms and 1 bath, and a studio with 1 bathroom with new floors and new Acacia wood countertops. Also featuring: 20 owned photovoltaic panels with monitoring and net metering, solar hot water, new split AC units, new Cafe platinum glass panel refrigerator, gas stove, exterior recently painted, installed new lighting, tigerwood kitchen cabinets, high ceilings, a tranquil outdoor shower to wash your feet after the beach, 4 car garage with lots of storage space and more. The ocean access to Kailua Beach is close by along with restaurants and shopping and the freeway access. *Please see the attached supplements for the floor-plan and the attached video. One or more photos have been enhanced. **Region:** Kailua **Neighborhood:** Kalaheo Hillside **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 9 **View:** Mountain, Sunrise **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market