259 Aumoe Road, Kailua 96734 * \$2,225,000 * Originally \$2,350,000

 Beds: 3
 MLS#: 202404733, FS
 Year Built: 1951

 Bath: 2/1
 Status: Active
 Remodeled: 2016

 Living Sq. Ft.: 2,318
 List Date & DOM: 03-05-2024 & 67
 Total Parking: 4

Land Sq. Ft.: **10,904** Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$471,700

 Sq. Ft. Other: 192
 Tax/Year: \$552/2024
 Land: \$1,533,900

 Total Sq. Ft. 2,510
 Neighborhood: Kailua Estates
 Total: \$2,005,600

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: **3 Car+, Driveway, Garage, Street** Frontage:

Zoning: 03 - R10 - Residential District View: **Garden, Sunset**

Public Remarks: Welcome to this hidden oasis in beautiful Kailua. This well maintained 3 bedroom, 2.5 bath SINGLE LEVEL home in the Kailua Estates neighborhood, just a short walk/bike ride over to Triangle Park, Kailua Beach, & a wide array of restaurants & shops in Kailua town. This home boasts many spacious areas, great for entertainment & gatherings. High ceilings, large windows & sky lights in the living room & kitchen, provide the perfect amount of natural light to fill the interior of the house. A bonus room was built out in 2016 to provide extra space for kids, guests, exercise room, home office, family room, options are limitless due to the large size and the ability to close it off with an aesthetically unique barn door. The modern primary bath was also renovated & offers a walk in shower with double sinks & floating cabinets. Once you step outside to your private oasis, you will want to lounge & relax in the elevated gazebo overlooking the tranquil colors of the pool and hot tub. Perfect for entertaining, you and your guests will not only enjoy the pool deck but also be able to find shade provided by mature trees & rock wall in the surrounding wrap-around gated yard. Come and See! **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
259 Aumoe Road	<u>\$2,225,000</u>	3 & 2/1	2,318 \$960	10,904 \$204	67

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
259 Aumoe Road	\$552 \$0 \$0	\$1,533,900	\$471,700	\$2,005,600	111%	1951 & 2016

259 Aumoe Road - MLS#: 202404733 - Original price was \$2,350,000 - Welcome to this hidden oasis in beautiful Kailua. This well maintained 3 bedroom, 2.5 bath SINGLE LEVEL home in the Kailua Estates neighborhood, just a short walk/bike ride over to Triangle Park, Kailua Beach, & a wide array of restaurants & shops in Kailua town. This home boasts many spacious areas, great for entertainment & gatherings. High ceilings, large windows & sky lights in the living room & kitchen, provide the perfect amount of natural light to fill the interior of the house. A bonus room was built out in 2016 to provide extra space for kids, guests, exercise room, home office, family room, options are limitless due to the large size and the ability to close it off with an aesthetically unique barn door. The modern primary bath was also renovated & offers a walk in shower with double sinks & floating cabinets. Once you step outside to your private oasis, you will want to lounge & relax in the elevated gazebo overlooking the tranquil colors of the pool and hot tub. Perfect for entertaining, you and your guests will not only enjoy the pool deck but also be able to find shade provided by mature trees & rock wall in the surrounding wrap-around gated yard. Come and See! Region: Kailua Neighborhood: Kailua Estates Condition: Excellent, Above Average Parking: 3 Car+, Driveway, Garage, Street Total Parking: 4 View: Garden, Sunset Frontage: Pool: In Ground, Plaster, Spa/HotTub, Pool on Property Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info