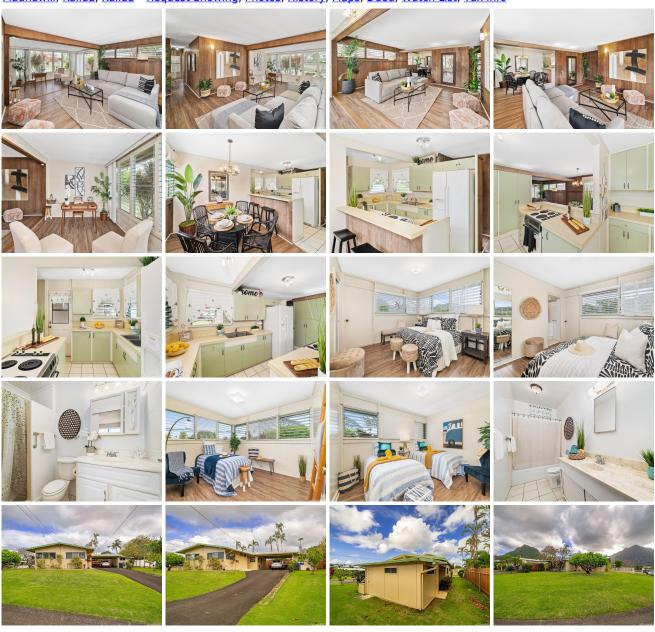
1449 Ulupuni Street, Kailua 96734 * \$1,295,000

MLS#: 202406236, FS Beds: 3 Year Built: 1961 Status: Pending Bath: 2/0 Remodeled: 1971 Living Sq. Ft.: 1,370 List Date & DOM: 03-12-2024 & 16 Total Parking: 4 Land Sq. Ft.: 8,107 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: **\$5,400** Sq. Ft. Other: 108 Tax/Year: \$335/2023 Land: \$1,209,500 Total Sq. Ft. 1,478 Neighborhood: Olomana Total: \$1,214,900 Flood Zone: Zone X - Tool Stories / CPR: One / No Maint./Assoc. \$0 / \$0

Parking: **2 Car, Carport, Driveway, Street** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Garden, Mountain, Sunset**

Public Remarks: This is the one you've been waiting for! Original but beautifully maintained inside and out. Neat, clean and ready for you to move right in. Brand new vinyl plank flooring just installed. Nice open floor plan with enclosed lanai addition and office nook off the kitchen. The kitchen offers you an eating bar and lots of counter space plus a wall of extra cabinets. The house is also well placed to catch Olomana's cooling breezes. It's all ready for you to add the upgrades of your choice and turn it into your forever home! Oversized corner lot gives you room to expand and lots of yard space. Extra storage/workshop space added off the carport. Plus views of the Koolau mountain range and Mt. Olomana. Conveniently located with easy access to Pali Highway and Kailua town with Kailua Beach just a 15 minute drive away. **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
1449 Ulupuni Street	\$1,295,000	3 & 2/0	1,370 \$945	8,107 \$160	16

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1449 Ulupuni Street	\$335 \$0 \$0	\$1,209,500	\$5,400	\$1,214,900	107%	1961 & 1971

1449 Ulupuni Street - MLS#: 202406236 - This is the one you've been waiting for! Original but beautifully maintained inside and out. Neat, clean and ready for you to move right in. Brand new vinyl plank flooring just installed. Nice open floor plan with enclosed lanai addition and office nook off the kitchen. The kitchen offers you an eating bar and lots of counter space plus a wall of extra cabinets. The house is also well placed to catch Olomana's cooling breezes. It's all ready for you to add the upgrades of your choice and turn it into your forever home! Oversized corner lot gives you room to expand and lots of yard space. Extra storage/workshop space added off the carport. Plus views of the Koolau mountain range and Mt. Olomana. Conveniently located with easy access to Pali Highway and Kailua town with Kailua Beach just a 15 minute drive away.

Region: Kailua Neighborhood: Olomana Condition: Above Average Parking: 2 Car, Carport, Driveway, Street Total Parking: 4 View: Garden, Mountain, Sunset Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market