## Kukilakila 523 Keolu Drive Unit C, Kailua 96734 \* \$1,439,000

Beds: 3 MLS#: 202408307, FS Year Built: 1974

Status: Active Under Contract Bath: 2/1 Remodeled: 2018

Living Sq. Ft.: 1,625 List Date & DOM: 04-16-2024 & 24 Total Parking: 2 **Assessed Value** Land Sq. Ft.: 1,982 Condition: Above Average

Lanai Sg. Ft.: 422 Frontage: Lake/Pond Building: \$941,600 Sq. Ft. Other: 0 Tax/Year: \$343/2024 Land: \$472,800 Total Sq. Ft. 2,047 Neighborhood: Kukilakila Total: **\$1,414,000** Maint./Assoc. \$904 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / No

Frontage: Lake/Pond Parking: 2 Car

**Zoning: 05 - R-5 Residential District** View: Marina/Canal. Mountain

Public Remarks: Experience the epitome of lakefront living in this 3 bedroom, 2.5 bath Kukilakila home! With its attached garage offering convenience and security, this residence's main level features a modern kitchen flowing to an extra sitting room, dining area, and living room augmented by the deep covered lanai perfect for relaxing or entertaining guests. Upstairs, the generously sized primary bedroom with a well positioned soaking tub and large lanai are lakeside, two additional spacious bedrooms with a private lanai share a second full bath. Wake up to breathtaking views of the Koolau; as the day progresses indulge in the luxury of direct access to recreational activities such as kayaking, SUPing, riding via bike lanes to Kailua town, or simply strolling along the walking path. The Community pool and gathering place is close by, along with lots of guest parking. Whether you seek a peaceful retreat of sipping coffee while you watch ducks play or a vibrant waterfront lifestyle, this townhome offers the perfect blend of comfort and natural beauty. Sale Conditions: None Schools: Kaelepulu, Kailua, Kailua \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address           | Price       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-------------------|-------------|----------|---------------|---------------|-----|
| 523 Keolu Drive C | \$1,439,000 | 3 & 2/1  | 1,625   \$886 | 1,982   \$726 | 24  |

| Address           | I I ax I Maint. I Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|-------------------|------------------------|------------------|----------------------|-------------------|-------|---------------------|
| 523 Keolu Drive C | \$343   \$904   \$0    | \$472,800        | \$941,600            | \$1,414,000       | 102%  | 1974 & 2018         |

523 Keolu Drive C - MLS#: 202408307 - Experience the epitome of lakefront living in this 3 bedroom, 2.5 bath Kukilakila home! With its attached garage offering convenience and security, this residence's main level features a modern kitchen flowing to an extra sitting room, dining area, and living room augmented by the deep covered lanai perfect for relaxing or entertaining guests. Upstairs, the generously sized primary bedroom with a well positioned soaking tub and large lanal are lakeside, two additional spacious bedrooms with a private lanai share a second full bath. Wake up to breathtaking views of the Koolau; as the day progresses indulge in the luxury of direct access to recreational activities such as kayaking, SUPing, riding via bike lanes to Kailua town, or simply strolling along the walking path. The Community pool and gathering place is close by, along with lots of guest parking. Whether you seek a peaceful retreat of sipping coffee while you watch ducks play or a vibrant waterfront lifestyle, this townhome offers the perfect blend of comfort and natural beauty. Region: Kailua Neighborhood: Kukilakila Condition: Above Average Parking: 2 Car Total Parking: 2 View: Marina/Canal, Mountain Frontage: Lake/Pond Pool: Community Association Pool Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kaelepulu, Kailua, Kailua \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info