

## **1364 Manu Mele Street, Kailua 96734 \* \$2,250,000**

|   |   |                                |
|---|---|--------------------------------|
| Beds: <b>4</b>  | MLS#: <b>202408328, FS</b>                        | Year Built: <b>1961</b>        |
| Bath: <b>4/0</b>  | Status: <b>Active</b>                             | Remodeled: <b>2021</b>         |
| Living Sq. Ft.: <b>3,138</b>                                  | List Date & DOM: <b>04-24-2024 &amp; 23</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>7,750</b>                                    | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>236</b>                                     | Frontage: <b>Conservation, Preservation</b>       | Building: <b>\$625,100</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$409/2024</b>                       | Land: <b>\$1,240,300</b>       |
| Total Sq. Ft. <b>3,374</b>                                    | Neighborhood: <b>Kukanono</b>                     | Total: <b>\$1,865,400</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>3 Car+, Driveway, Garage, Street</b>              | Frontage: <b>Conservation, Preservation</b>       | View: <b>Mountain, Sunset</b>  |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> |   |                                |

**Public Remarks:** This beautiful home has an exceptionally versatile floorplan ideal for multigenerational-family living, separate rental options or at home office spaces. The main single level living areas includes 3+ bedrooms, 3 bathrooms connecting to a spacious flexible area of the home that includes additional bedrooms, bath, wet bar/dining area. The second-floor rooms are also flexible spaces for a 4th bedroom adjacent to an additional living room with a wet bar area. Located in the coveted Kukanono Neighborhood, this property sits on the rim of the Kawaiinui Marsh wildlife sanctuary overlooking gorgeous expansive greenbelt and mountain views! Being in the Kukanono neighborhood, commuting to Honolulu is super easy. Castle Hospital and the Sunday open market are within walking distance. Vibrant Kailua town is minutes away and provides an array of restaurants, shopping, beaches, and outdoor activities. This home offers a mix of flexible living opportunities at an excellent value for the neighborhood and overall market. An assumable VA loan option is available at 4.49% contingent upon the Seller's VA eligibility being released. Please check for upcoming Sunday morning open house times. **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 |
|---------------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">1364 Manu Mele Street</a> | <a href="#">\$2,250,000</a> | 4 & 4/0  | 3,138   \$717 | 7,750   \$290 | 23  |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1364 Manu Mele Street</a> | \$409   \$0   \$0   | \$1,240,300   | \$625,100         | \$1,865,400    | 121%  | 1961 & 2021      |

[1364 Manu Mele Street](#) - MLS#: [202408328](#) - This beautiful home has an exceptionally versatile floorplan ideal for multigenerational-family living, separate rental options or at home office spaces. The main single level living areas includes 3+ bedrooms, 3 bathrooms connecting to a spacious flexible area of the home that includes additional bedrooms, bath, wet bar/dining area. The second-floor rooms are also flexible spaces for a 4th bedroom adjacent to an additional living room with a wet bar area. Located in the coveted Kukanono Neighborhood, this property sits on the rim of the Kawainui Marsh wildlife sanctuary overlooking gorgeous expansive greenbelt and mountain views! Being in the Kukanono neighborhood, commuting to Honolulu is super easy. Castle Hospital and the Sunday open market are within walking distance. Vibrant Kailua town is minutes away and provides an array of restaurants, shopping, beaches, and outdoor activities. This home offers a mix of flexible living opportunities at an excellent value for the neighborhood and overall market. An assumable VA loan option is available at 4.49% contingent upon the Seller's VA eligibility being released. Please check for upcoming Sunday morning open house times. **Region:** Kailua **Neighborhood:** Kukanono **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 2 **View:** Mountain, Sunset **Frontage:** Conservation, Preservation **Pool:** Heated, In Ground, Spa/HotTub **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market