## 1564 Keolu Drive, Kailua 96734 * $799,000 * Originally $825,000

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|---|---|---|
| Sold Price: $770,000 | Sold Date: 05-30-2008 | Sold Ratio: 96% |
| Beds: **4** | MLS#: **2717452, FS** | Year Built: **1971** |
| Bath: **2/0** | Status: **Sold** | Remodeled: **2007** |
| Living Sq. Ft.: **1,734** | List Date & DOM: **09-25-2007** & **172** | Total Parking: **0** |
| Land Sq. Ft.: **7,600** | Condition: **Excellent** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: **Other** | Building: **$166,600** |
| Sq. Ft. Other: **0** | Tax/Year: **$211/2007** | Land: **$601,400** |
| Total Sq. Ft. **1,734** | Neighborhood: **Kaopa** | Total: **$768,000** |
| Maint./Assoc. **$0 / $0** | Flood Zone: **Zone X - Tool** | Stories / CPR: **One / No** |
| Parking: **3 Car+, Carport, Driveway** | Frontage: **Other** | |
| Zoning: **05 - R-5 Residential District** | View: **Coastline, Garden, Mountain** | |

**Public Remarks:** PRICE REDUCTION! Beautifully designed home w/latest finishes. Encl lanai w/slate flooring & French drs open to a HUGE yard w/distant ocean, Enchanted Lake views. Lush tropical landscaping, sprinklers, lighting, room for a pool. Perfect for entertaining. Home wired for surround sound. New bathrms w/stone, vessel sink, wall mounted faucet, jacuzzi. Wood laminate flooring, split A/C. Tax ofc sf diff. **Sale Conditions: Schools:** Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | DOM |
|---|---|---|---|---|---|
| 1564 Keolu Drive | **$799,000** | 4 & 2/0 | 1,734 \| $461 | 7,600 \| $105 | 172 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 1564 Keolu Drive | $211 \| $0 \| $0 | $601,400 | $166,600 | $768,000 | 104% | 1971 & 2007 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 1564 Keolu Drive | $770,000 | 05-30-2008 | 96% | 93% | Conventional |

1564 Keolu Drive - MLS#: 2717452 - Original price was $825,000 - PRICE REDUCTION! Beautifully designed home w/latest finishes. Encl lanai w/slate flooring & French drs open to a HUGE yard w/distant ocean, Enchanted Lake views. Lush tropical landscaping, sprinklers, lighting, room for a pool. Perfect for entertaining. Home wired for surround sound. New bathrms w/stone, vessel sink, wall mounted faucet, jacuzzi. Wood laminate flooring, split A/C. Tax ofc sf diff. **Region:** Kailua **Neighborhood:** Kaopa **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 0 **View:** Coastline, Garden, Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions: Schools:** Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market