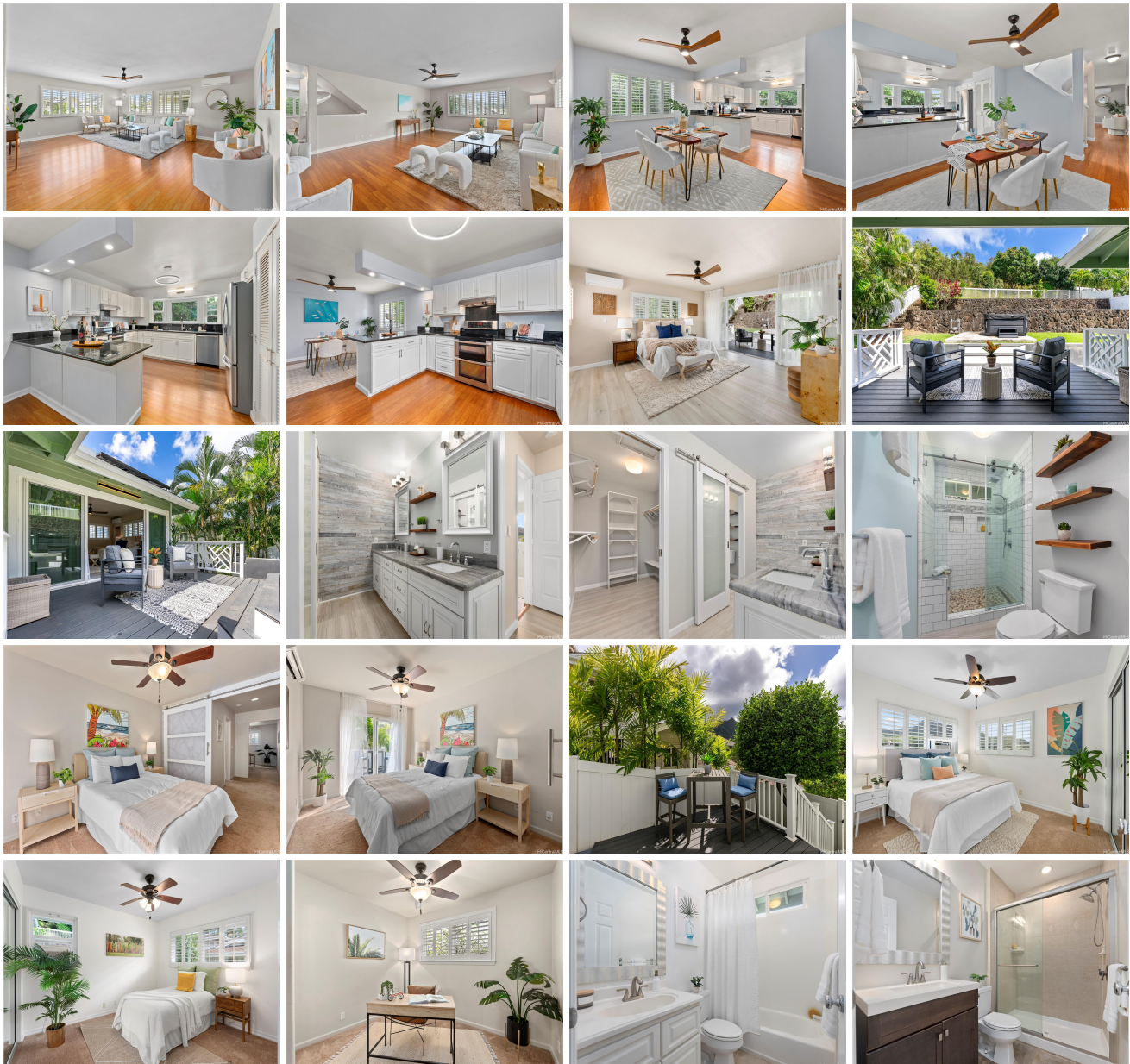
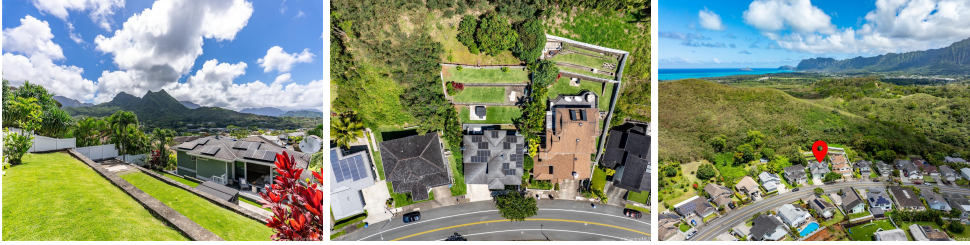


1617 Kanapuu Drive, Kailua 96734 * * \$1,850,000 * Originally \$2,150,000

Beds: 5	MLS#: <u>202408097</u>, FS	Year Built: 2001
Bath: 3/0	Status: Active	Remodeled: 2024
Living Sq. Ft.: 2,322	List Date & DOM: 04-26-2024 & 82	Total Parking: 4
Land Sq. Ft.: 9,143	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 64	Frontage: Other	Building: \$800,400
Sq. Ft. Other: 0	Tax/Year: \$472/2024	Land: \$938,800
Total Sq. Ft. 2,386	Neighborhood: Kailua Bluffs	Total: \$1,739,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Split Level / No
Parking: 3 Car+, Garage, Street	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Garden, Mountain, Sunset	

Public Remarks: ASSUMABLE VA LOAN at 2.75%. BEAUTIFUL custom home built in 2001 in highly desirable Kailua Bluffs. Generously remodeled in 2022 with a serene island aesthetic & luxurious spacious floorplan. Indulgent private primary suite with expansive glass doors opening to a private relaxation deck & new Jacuzzi hot tub. Perfect for your pau hana hot tub soak & watching shooting stars under a hula moon. Enjoy private serene views of the terraced yard & undeveloped natural area behind the parcel. Upscale finishes & fixtures. Lovely bamboo flooring. Spacious open rooms with plantation shutters throughout. One room is a flex-space atelier with a private lanai & separate entrance; ideal for work, home-school, or an in-home gym. Multiple gathering places throughout the home are perfect for home activities, entertaining, & quiet time. Outdoor second terrace with gorgeous Olomana & sunset views features a lanai deck perfect for al fresco dining, play, & entertaining. PV with 36 owned panels & the highly coveted NET METER. Newer split ACs, new interior paint (partial), laundry, utility room, attached 2 car garage w overhead storage. Dragon fruit, orange, pomelo, calamansi & guava. Home Warranty. **Sale Conditions:** None **Schools:** [Keolu](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1617 Kanapuu Drive	\$1,850,000	5 & 3/0	2,322 \$797	9,143 \$202	64	0%	0	82

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1617 Kanapuu Drive	\$472 \$0 \$0	\$938,800	\$800,400	\$1,739,200	106%	2001 & 2024

[1617 Kanapuu Drive](#) - MLS#: [202408097](#) - Original price was \$2,150,000 - ASSUMABLE VA LOAN at 2.75%. BEAUTIFUL custom home built in 2001 in highly desirable Kailua Bluffs. Generously remodeled in 2022 with a serene island aesthetic & luxurious spacious floorplan. Indulgent private primary suite with expansive glass doors opening to a private relaxation deck & new Jacuzzi hot tub. Perfect for your pau hana hot tub soak & watching shooting stars under a hula moon. Enjoy private serene views of the terraced yard & undeveloped natural area behind the parcel. Upscale finishes & fixtures. Lovely bamboo flooring. Spacious open rooms with plantation shutters throughout. One room is a flex-space atelier with a private lanai & separate entrance; ideal for work, home-school, or an in-home gym. Multiple gathering places throughout the home are perfect for home activities, entertaining, & quiet time. Outdoor second terrace with gorgeous Olomana & sunset views features a lanai deck perfect for al fresco dining, play, & entertaining. PV with 36 owned panels & the highly coveted NET METER. Newer split ACs, new interior paint (partial), laundry, utility room, attached 2 car garage w overhead storage. Dragon fruit, orange, pomelo, calamansi & guava. Home Warranty. **Region:** Kailua **Neighborhood:** Kailua Bluffs **Condition:** Above Average **Parking:** 3 Car+, Garage, Street **Total Parking:** 4 **View:** Garden, Mountain, Sunset **Frontage:** Other **Pool:** Spa/HotTub **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Keolu](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number