1076 Kahili Street, Kailua 96734 * * $1,150,000

Beds:	**3**	MLS#:	**202411834, FS**	Year Built:	**1981**
Bath:	**1/1**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,000**	List Date & DOM:	**05-22-2024** & **8**	Total Parking:	**2**
Land Sq. Ft.:	**7,500**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$130,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$360/2023**	Land:	**$1,237,500**
Total Sq. Ft.	**1,000**	Neighborhood:	**Enchanted Lake**	Total:	**$1,367,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: Opportunity to remodel or rebuild to your liking. Spacious 7,500 sq ft level lot. House needs TLC but has great bones to work with. Buyer should do their own due diligence and not relay upon sellers information. Seller has not seen the property in more than 15 years. Property is sold as is, where is. Seller will not make any repairs or concessions. Call agent for information and schedule showing. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1076 Kahili Street	$1,150,000	3 & 1/1	1,000 | $1,150	7,500 | $153	0	0%	0	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1076 Kahili Street	$360 | $0 | $0	$1,237,500	$130,100	$1,367,600	84%	1981 & NA

1076 Kahili Street - MLS#: 202411834 - Opportunity to remodel or rebuild to your liking. Spacious 7,500 sq ft level lot. House needs TLC but has great bones to work with. Buyer should do their own due diligence and not relay upon sellers information. Seller has not seen the property in more than 15 years. Property is sold as is, where is. Seller will not make any repairs or concessions. Call agent for information and schedule showing. **Region:** Kailua **Neighborhood:** Enchanted Lake **Condition:** Fair **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kailua, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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