811 Kaipii Street, Kailua 96734 * * \$1,249,000

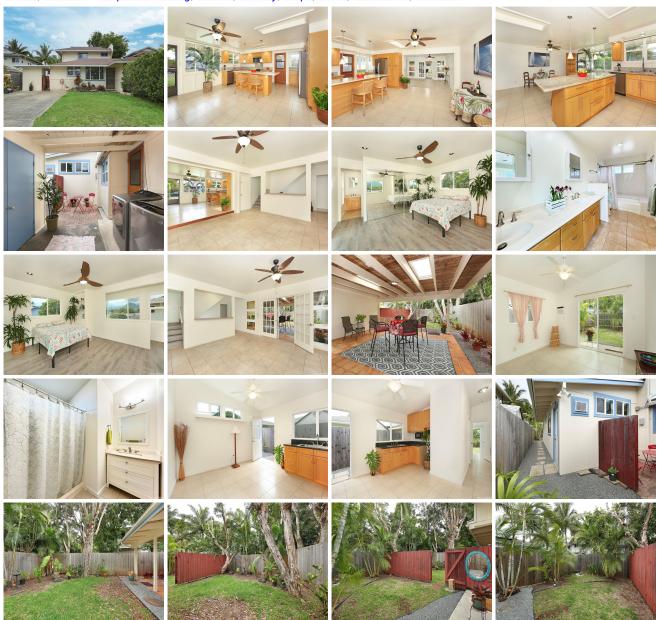
MLS#: 202412668, FS Beds: 3 Year Built: 1955

Status: **Active Under Contract** Bath: 2/0 Remodeled:

Living Sq. Ft.: 1,524 List Date & DOM: 06-07-2024 & 10 Total Parking: 2 Land Sq. Ft.: 4,549 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 340 Frontage: Other Building: \$35,700 Sq. Ft. Other: 168 Tax/Year: \$369/2024 Land: \$941,200 Total Sq. Ft. 2,032 Neighborhood: Koolaupoko Total: **\$976,900** Maint./Assoc. **\$0 / \$0** Flood Zone: Zone X - Tool Stories / CPR: Two / Yes

Parking: **Driveway** Frontage: Other **Zoning: 05 - R-5 Residential District** View: Garden

Public Remarks: Enjoy the convenience of living in Kailua close to parks, schools and beaches. This attached CPR home provides a private fenced back yard and newer appliances. The home features a spacious covered lanai, primary suite upstairs and 2 bedrooms on the ground floor. Great location just around the corner from Kawai Nui Neighborhood Park and the footpath through Kawainui Marsh. Close to H-3 for easy commuting. Square Footage may not match tax office records. Monthly taxes are based on 2023 valuation, assessed values are from 2024. Sale Conditions: None Schools: Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|-------------------|-------------|----------|---------------|---------------|-------|------|----|-----|
| 811 Kaipii Street | \$1,249,000 | 3 & 2/0 | 1,524 \$820 | 4,549 \$275 | 340 | 0% | 0 | 10 |

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| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 811 Kaipii Street | \$369 \$0 \$0 | \$941,200 | \$35,700 | \$976,900 | 128% | 1955 & NA |

811 Kaipii Street - MLS#: 202412668 - Enjoy the convenience of living in Kailua close to parks, schools and beaches. This attached CPR home provides a private fenced back yard and newer appliances. The home features a spacious covered lanai, primary suite upstairs and 2 bedrooms on the ground floor. Great location just around the corner from Kawai Nui Neighborhood Park and the footpath through Kawainui Marsh. Close to H-3 for easy commuting. Square Footage may not match tax office records. Monthly taxes are based on 2023 valuation, assessed values are from 2024. Region: Kailua Neighborhood: Koolaupoko Condition: Excellent Parking: Driveway Total Parking: 2 View: Garden Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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