Aikahi Gardens 318 Kuau Street Unit 1, Kailua 96734 * Aikahi Gardens * \$824,000

Beds: **3** MLS#: **202413904**, **FS** Year Built: **1971**

Bath: 2/0 Status: Active Under Contract Remodeled: 2007

Living Sq. Ft.: **1,307** List Date & DOM: **06-11-2024** & **6** Total Parking: **2** Land Sq. Ft.: **1,022,484** Condition: **Above Average** Assessed Value

Lanai Sq. Ft.: 304

Frontage: Conservation, Preservation

Building: \$488,100

 Sq. Ft. Other: 0
 Tax/Year: \$152/2023
 Land: \$272,600

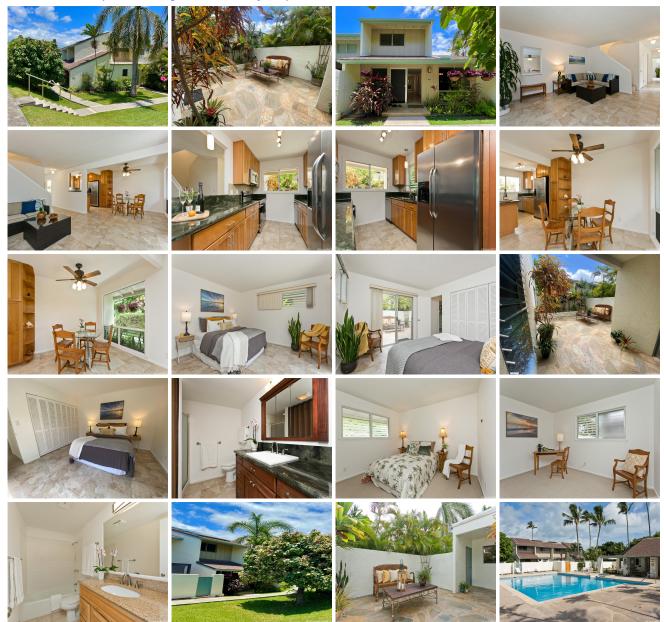
 Total Sq. Ft. 1,611
 Neighborhood: Aikahi Park
 Total: \$760,700

 Maint./Assoc. \$903 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: Two / No

Parking: **Assigned, Guest** Frontage: **Conservation, Preservation**

Zoning: 03 - R10 - Residential District View: Mountain

Public Remarks: Embrace the Hawaii lifestyle in this stunning, move-in-ready 3-bedroom, 2-bathroom corner/end unit in Aikahi Gardens pet friendly community in Kailua. Featuring a spacious open floor plan and a private gated courtyard, this home offers comfort and privacy. Enjoy breathtaking mountain views from your freshly painted home, complete with a new stove/oven and newer appliances. Full remodel of kitchen, both bathrooms, and flagstone patio expertly completed in 2007. With two assigned parking spots conveniently near the unit, you'll have easy access and ample space. The community association provides a club house and refreshing pool, perfect for relaxation. Ideally located, you're just moments away from shops, restaurants, freeway access, and Kailua and Kaneohe beaches. This gem is a must-see! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg. Land Avg.		Lanai	Occ.	FL	DOM
318 Kuau Street 1	\$824,000	3 & 2/0	1,307 \$630	1,022,484 \$1	304	73%	1	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
318 Kuau Street 1	\$152 \$903 \$0	\$272,600	\$488,100	\$760,700	108%	1971 & 2007

318 Kuau Street 1 - MLS#: 202413904 - Embrace the Hawaii lifestyle in this stunning, move-in-ready 3-bedroom, 2-bathroom corner/end unit in Aikahi Gardens pet friendly community in Kailua. Featuring a spacious open floor plan and a private gated courtyard, this home offers comfort and privacy. Enjoy breathtaking mountain views from your freshly painted home, complete with a new stove/oven and newer appliances. Full remodel of kitchen, both bathrooms, and flagstone patio expertly completed in 2007. With two assigned parking spots conveniently near the unit, you'll have easy access and ample space. The community association provides a club house and refreshing pool, perfect for relaxation. Ideally located, you're just moments away from shops, restaurants, freeway access, and Kailua and Kaneohe beaches. This gem is a must-see! Region: Kailua Neighborhood: Aikahi Park Condition: Above Average Parking: Assigned, Guest Total Parking: 2 View: Mountain Frontage: Conservation, Preservation Pool: Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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