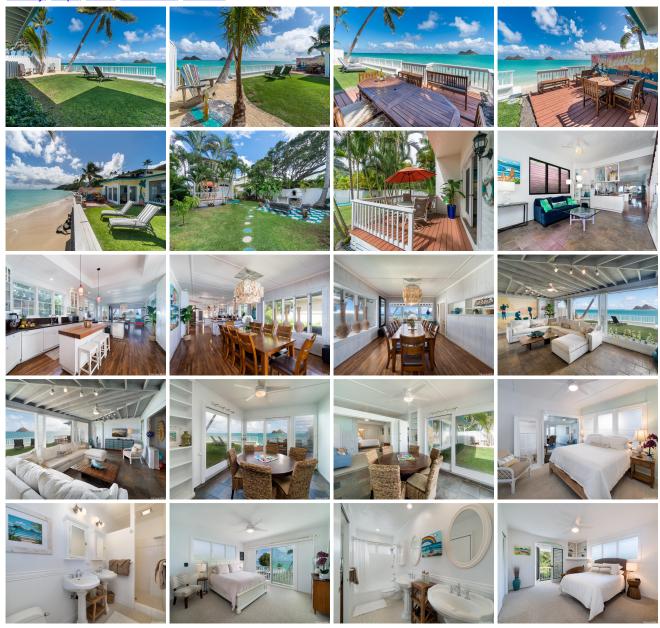
## 1276 Mokulua Drive, Kailua 96734 \* \$7,200,000

MLS#: 202413918, FS Beds: 6 Year Built: 1936 Bath: **5/0** Status: Active Remodeled: 2020 Living Sq. Ft.: 3,275 List Date & DOM: 06-12-2024 & 35 Total Parking: 4 Land Sq. Ft.: 13,055 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 228 Frontage: Ocean Building: \$528,500 Sq. Ft. Other: 0 Tax/Year: \$4,671/2023 Land: \$5,037,500 Total Sq. Ft. **3,503** Neighborhood: Lanikai Total: \$5,566,000 Flood Zone: Zone AE - Tool Stories / CPR: Two / No Maint./Assoc. \$0 / \$0

Parking: **3 Car+, Driveway, Garage** Frontage: **Ocean** 

Zoning: 03 - R10 - Residential District View: Coastline, Ocean, Sunrise

**Public Remarks:** Incredible Lanikai beachfront estate with unbeatable views of the Mokulua Islands and access to the bright blue ocean waters from your backyard! The property is composed of a 2 story main house and a separate 1 bedroom cottage, studio unit, and covered 2 car garage. The main house includes a fully equipped kitchen, living room, dining room, sun room and 4 bedrooms. The backyard lanai boasts 50 linear feet of Lanikai OCEAN FRONTAGE with private steps to ocean. Swim or paddle to the "Mokes" every morning! The property has been tastefully updated with a playful beach theme, including original murals painted by acclaimed local artist Jack Soren. Plumbing and electric have recently been updated, along with the addition of a hand built pizza oven in front courtyard. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
1276 Mokulua Drive	\$7,200,000	6 & 5/0	3,275   \$2,198	13,055   \$552	35

Address	I I ax I Maint. I Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1276 Mokulua Drive	\$4,671   \$0   \$0	\$5,037,500	\$528,500	\$5,566,000	129%	1936 & 2020

1276 Mokulua Drive - MLS#: 202413918 - Incredible Lanikai beachfront estate with unbeatable views of the Mokulua Islands and access to the bright blue ocean waters from your backyard! The property is composed of a 2 story main house and a separate 1 bedroom cottage, studio unit, and covered 2 car garage. The main house includes a fully equipped kitchen, living room, dining room, sun room and 4 bedrooms. The backyard lanai boasts 50 linear feet of Lanikai OCEAN FRONTAGE with private steps to ocean. Swim or paddle to the "Mokes" every morning! The property has been tastefully updated with a playful beach theme, including original murals painted by acclaimed local artist Jack Soren. Plumbing and electric have recently been updated, along with the addition of a hand built pizza oven in front courtyard. Region: Kailua Neighborhood: Lanikai Condition: Above Average Parking: 3 Car+, Driveway, Garage Total Parking: 4 View: Coastline, Ocean, Sunrise Frontage: Ocean Pool: None Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market