## 637 Manu Oo Street Unit A, Kailua 96734 \* \* \$1,352,000

 Beds: 4
 MLS#: 202414390, FS
 Year Built: 1963

 Bath: 2/1
 Status: Active
 Remodeled:

 Living Sq. Ft.: 1,328
 List Date & DOM: 07-04-2024 & 9
 Total Parking: 3

Land Sq. Ft.: **5,350**Condition: Excellent, Above Average

 Lanai Sq. Ft.: 0
 Frontage: Other
 Building: \$107,600

 Sq. Ft. Other: 0
 Tax/Year: \$312/2024
 Land: \$961,600

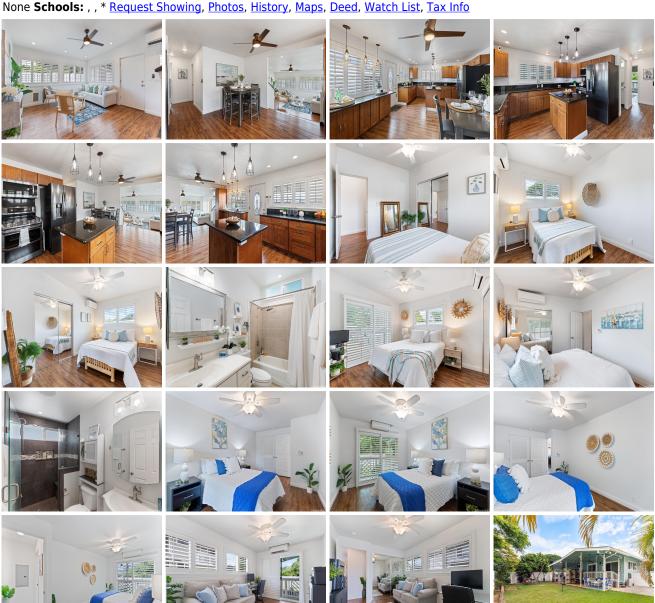
 Total Sq. Ft. 1,328
 Neighborhood: Kukanono
 Total: \$1,069,200

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / Yes

**Assessed Value** 

Parking: 3 Car+ Frontage: Other
Zoning: 05 - R-5 Residential District View: Mountain

**Public Remarks:** Embrace the coolness of Kailua with the breathtaking mountain views from your very own spacious backyard! Because this home has everything you've been searching for and more! We present to you 637 Manu Oo Unit A: An incredible 4 bedrooms, and two and a half bathrooms, single story home. Whether you're an outdoor vibe or a homebody who likes to relax, this is exactly what you need. With split AC units in every room, 37 owned, solar panels, dual pane windows, plantation shutters, security cameras, LVP flooring, an inviting kitchen, and a layout that provides comfort and convenience all in one, who could ask for more?! Location: check! Convenience: check! Beauty: check! Indoor and outdoor square footage AND meticulously well kept? 10s, 10s, 10s, across the board! See this home and find YOUR happy, today! **Sale Conditions:** None **Schools:** ...\* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Av	g. Lanai	Occ.	FL	DOM
637 Manu Oo Street A	\$1,352,000	4 & 2/1	1,328   \$1,018	5,350   \$2	3 0	0%	0	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
637 Manu Oo Street A	\$312   \$0   \$0	\$961,600	\$107,600	\$1,069,200	126%	1963 & NA

637 Manu Oo Street A - MLS#: 202414390 - Embrace the coolness of Kailua with the breathtaking mountain views from your very own spacious backyard! Because this home has everything you've been searching for and more! We present to you 637 Manu Oo Unit A: An incredible 4 bedrooms, and two and a half bathrooms, single story home. Whether you're an outdoor vibe or a homebody who likes to relax, this is exactly what you need. With split AC units in every room, 37 owned, solar panels, dual pane windows, plantation shutters, security cameras, LVP flooring, an inviting kitchen, and a layout that provides comfort and convenience all in one, who could ask for more?! Location: check! Convenience: check! Beauty: check! Indoor and outdoor square footage AND meticulously well kept? 10s, 10s, 10s, across the board! See this home and find YOUR happy, today! Region: Kailua Neighborhood: Kukanono Condition: Excellent, Above Average Parking: 3 Car+Total Parking: 3 View: Mountain Frontage: Other Pool: None Zoning: 05 - R-5 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