518 Ulumalu Street, Kailua 96734 * * \$1,550,000 * Originally \$1,495,000

Beds: **4** MLS#: **202414810**, **FS** Year Built: **1960**

Bath: 3/0 Status: Active Under Contract Remodeled: 2019

Living Sq. Ft.: **2,000** List Date & DOM: **06-24-2024** & **8** Total Parking: **3**

 Land Sq. Ft.: 7,500
 Condition: Above Average
 Assessed Value

 Lanai Sq. Ft.: 160
 Frontage:
 Building: \$171,400

 Sq. Ft. Other: 0
 Tax/Year: \$380/2023
 Land: \$1,230,000

 Total Sq. Ft. 2,160
 Neighborhood: Pohakupu
 Total: \$1,401,400

Flood Zone: Zone X - Tool

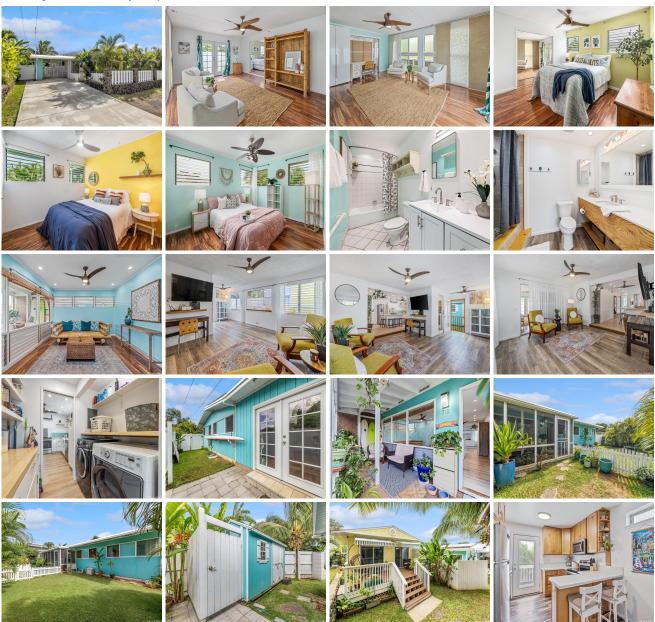
Stories / CPR: One / No

Parking: **3 Car+, Carport** Frontage:

Maint./Assoc. \$0 / \$0

Zoning: 04 - R-7.5 Residential District View: **Mountain**

Public Remarks: Located in highly desirable Pohakupu neighborhood, lies this rare multi-family home. Conveniently located for commuters, with a neighborhood park just down the street. Views of Mt. Olomana and the majestic Ko'olau Mountain range behind. The main house is 3 bedrooms, 2 baths, and features an open kitchen, laundry room, and extra bonus rooms for office or nursery. Down a gated walkway to it's own private backyard, lies the detached LEGAL ADU 1/1 Cottage. Being a legal ADU, you can use the rental income to help you qualify with your Lender. Fully fenced in for pets, with beautiful landscaping and fruit trees, 2 storage sheds, and 22 Leased PV panels to keep electric bills down. This is your chance to get into Kailua and keep your mortgage payments down with the rental income, or great for extended family living. Don't let this one pass you by! Make this your new home today!!! **Sale Conditions:** None **Schools:** Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land	Avg.	Lanai	Occ.	FL	DOM
518 Ulumalu Street	\$1,550,000	4 & 3/0	2,000 \$775	7,500	\$207	160	0%	0	8

Address	∣Iax∣Maint.∣Ass. ∣	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
518 Ulumalu Street	\$380 \$0 \$0	\$1,230,000	\$171,400	\$1,401,400	111%	1960 & 2019

518 Ulumalu Street - MLS#: 202414810 - Original price was \$1,495,000 - Located in highly desirable Pohakupu neighborhood, lies this rare multi-family home. Conveniently located for commuters, with a neighborhood park just down the street. Views of Mt. Olomana and the majestic Ko'olau Mountain range behind. The main house is 3 bedrooms, 2 baths, and features an open kitchen, laundry room, and extra bonus rooms for office or nursery. Down a gated walkway to it's own private backyard, lies the detached LEGAL ADU 1/1 Cottage. Being a legal ADU, you can use the rental income to help you qualify with your Lender. Fully fenced in for pets, with beautiful landscaping and fruit trees, 2 storage sheds, and 22 Leased PV panels to keep electric bills down. This is your chance to get into Kailua and keep your mortgage payments down with the rental income, or great for extended family living. Don't let this one pass you by! Make this your new home today!!! Region: Kailua Neighborhood: Pohakupu Condition: Above Average Parking: 3 Car+, Carport Total Parking: 3 View: Mountain Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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