51-415 Maumauluukaa Street, Kaaawa 96730 * $1,395,000

Beds:	**2**	MLS#:	**202403911, FS**	Year Built:	**1964**
Bath:	**3/0**	Status:	**Active**	Remodeled:	**1969**
Living Sq. Ft.:	**1,629**	List Date & DOM:	**02-24-2024** & **144**	Total Parking:	**2**
Land Sq. Ft.:	**13,500**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**947**	Frontage:		Building:	**$212,600**
Sq. Ft. Other:	**189**	Tax/Year:	**$313/2023**	Land:	**$1,140,000**
Total Sq. Ft.	**2,765**	Neighborhood:	**Kaaawa**	Total:	**$1,352,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car, Carport, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Coastline, Mountain, Ocean, Sunrise**		

Public Remarks: 13,500 sqft of land assessed at over $1,100,000.00 is waiting for a Buyers creativity and vision. Nestled up against the Ko'olau Mountains, this quaint A framed home with luscious vegetation surrounding it gives you the "illusion" of being elevated in the trees. With fruit trees and tropical flora throughout the lot, the tranquility, privacy and serenity the property emits is mesmerizing. With the home situated on the upper half of the property, the possibilities are endless for the lower level. A new owner can legally build another structure on site. Formerly the home of Jason Scott Lee, the open concept floor plan with high ceilings and large windows, that effectively brings light into the living area, has a loft, bedroom, bathroom and kitchen. Large windows look out towards the ocean with an outside enclosed lanai and wrap around deck being a wonderful point for family meals or entertainment. Across the walkway, another bedroom with full bath/kitchenette may alternatively be used as an office space. Located below the home is a room for guests or as an optional exercise area. The possibilities are endless! **Sale Conditions:** None **Schools:** Kaaawa, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
51-415 Maumauluukaa Street	$1,395,000	2 & 3/0	1,629 | $856	13,500 | $103	144

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
51-415 Maumauluukaa Street	$313 | $0 | $0	$1,140,000	$212,600	$1,352,600	103%	1964 & 1969

51-415 Maumauluukaa Street - MLS#: 202403911 - 13,500 sqft of land assessed at over $1,100,000.00 is waiting for a Buyers creativity and vision. Nestled up against the Ko'olau Mountains, this quaint A framed home with luscious vegetation surrounding it gives you the "illusion" of being elevated in the trees. With fruit trees and tropical flora throughout the lot, the tranquility, privacy and serenity the property emits is mesmerizing. With the home situated on the upper half of the property, the possibilities are endless for the lower level. A new owner can legally build another structure on site. Formerly the home of Jason Scott Lee, the open concept floor plan with high ceilings and large windows, that effectively brings light into the living area, has a loft, bedroom, bathroom and kitchen. Large windows look out towards the ocean with an outside enclosed lanai and wrap around deck being a wonderful point for family meals or entertainment. Across the walkway, another bedroom with full bath/kitchenette may alternatively be used as an office space. Located below the home is a room for guests or as an optional exercise area. The possibilities are endless! **Region:** Kaneohe **Neighborhood:** Kaaawa **Condition:** Average **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kaaawa, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market