## 1360 Nanialii Street, Kailua 96734 * $1,199,999 * Originally $1,299,999

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|---|---|---|---|---|---|
| Beds: | **3** | MLS#: | **202403955, FS** | Year Built: | **1959** |
| Bath: | **2/0** | Status: | **Active Under Contract** | Remodeled: | |
| Living Sq. Ft.: | **1,288** | List Date & DOM: | **02-24-2024** & **97** | Total Parking: | **3** |
| Land Sq. Ft.: | **6,600** | Condition: | **Excellent** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | **Other** | Building: | **$167,200** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$300/2024** | Land: | **$982,100** |
| Total Sq. Ft. | **1,288** | Neighborhood: | **Keolu Hills** | Total: | **$1,149,300** |
| Maint./Assoc. | **$0 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **One / No** |
| Parking: | **2 Car, Carport** | Frontage: | **Other** | | |
| Zoning: | **04 - R-7.5 Residential District** | View: | **City, Mountain** | | |

**Public Remarks:** Welcome to Kailua's coveted Keolu Hills neighborhood! This charming 3-bed, 2-bath residence seamlessly blends comfort and style and is perfect for enjoying indoor/outdoor living. Don't be fooled by the numbers, the living areas are light, bright and spacious. The kitchen has been updated and generously sized bedrooms provide space for all. The primary bedroom features an ensuite bathroom, ensuring privacy and convenience. Step outside to discover a spacious lawn with fruit trees. This expansive outdoor space is perfect for gatherings or simply enjoying the trade winds. Pick mangoes and mountain apples from your own yard and enjoy them in the separate covered backyard BBQ area, an ideal space for hosting barbecues or casual get-togethers. Whether grilling up a feast or enjoying a quiet evening under the stars, this outdoor area is a favorite spot. A separate storage area provides solutions for keeping belongings organized or is potential for bonus room. Don't miss the chance to make this slice of paradise your own. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | DOM |
|---|---|---|---|---|---|
| 1360 Nanialii Street | **$1,199,999** | 3 & 2/0 | 1,288 \| $932 | 6,600 \| $182 | 97 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 1360 Nanialii Street | $300 \| $0 \| $0 | $982,100 | $167,200 | $1,149,300 | 104% | 1959 & NA |

1360 Nanialii Street - MLS#: 202403955 - Original price was $1,299,999 - Welcome to Kailua's coveted Keolu Hills neighborhood! This charming 3-bed, 2-bath residence seamlessly blends comfort and style and is perfect for enjoying indoor/outdoor living. Don't be fooled by the numbers, the living areas are light, bright and spacious. The kitchen has been updated and generously sized bedrooms provide space for all. The primary bedroom features an ensuite bathroom, ensuring privacy and convenience. Step outside to discover a spacious lawn with fruit trees. This expansive outdoor space is perfect for gatherings or simply enjoying the trade winds. Pick mangoes and mountain apples from your own yard and enjoy them in the separate covered backyard BBQ area, an ideal space for hosting barbecues or casual get-togethers. Whether grilling up a feast or enjoying a quiet evening under the stars, this outdoor area is a favorite spot. A separate storage area provides solutions for keeping belongings organized or is potential for bonus room. Don't miss the chance to make this slice of paradise your own. **Region:** Kailua **Neighborhood:** Keolu Hills **Condition:** Excellent **Parking:** 2 Car, Carport **Total Parking:** 3 **View:** City, Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market