1464 Kupau Street, Kailua 96734 * $1,698,000

Beds:	**4**	MLS#:	**202407419, FS**	Year Built:	**1970**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	**2021**
Living Sq. Ft.:	**2,144**	List Date & DOM:	**04-23-2024** & **17**	Total Parking:	**2**
Land Sq. Ft.:	**15,602**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**40**	Frontage:	**Other**	Building:	**$450,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$435/2024**	Land:	**$1,205,000**
Total Sq. Ft.	**2,184**	Neighborhood:	**Keolu Hills**	Total:	**$1,655,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Carport, Street**	Frontage:	**Other**		
Zoning:	**04 - R-7.5 Residential District**	View:	**Garden, Mountain, Ocean, Sunrise, Sunset**		

Public Remarks: 2.75% VA Assumable Loan available! Live in paradise! This spacious 4 bedroom 2.5 bath home is located at the foot of an expansive uphill rim lot. Have your morning coffee at the top of the ridge and take in the awe inspiring panoramic ocean, Koolau and Olomana views! This beautiful home was recently remodeled and boasts 3 distinct living areas providing flexibility to accommodate various lifestyles and needs. Downstairs provides 3 bedrooms including the original primary with a half bath. The private up-stairs addition includes the grand primary suite with full ensuite bathroom, a generous living space, featuring a private lanai with sweeping mountain views. Enjoy a cool home with 6 split AC units and lower electricity bills due to the 18 owned solar panels, NET Metering and solar water heater. Experience the best of island living in Kailua with its world renowned beaches, trendy shops and restaurants. Easy access to military bases and Honolulu. **Sale Conditions:** None **Schools:** Enchanted Lake, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1464 Kupau Street	$1,698,000	4 & 2/1	2,144 | $792	15,602 | $109	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1464 Kupau Street	$435 | $0 | $0	$1,205,000	$450,800	$1,655,800	103%	1970 & 2021

1464 Kupau Street - MLS#: 202407419 - 2.75% VA Assumable Loan available! Live in paradise! This spacious 4 bedroom 2.5 bath home is located at the foot of an expansive uphill rim lot. Have your morning coffee at the top of the ridge and take in the awe inspiring panoramic ocean, Koolau and Olomana views! This beautiful home was recently remodeled and boasts 3 distinct living areas providing flexibility to accommodate various lifestyles and needs. Downstairs provides 3 bedrooms including the original primary with a half bath. The private up-stairs addition includes the grand primary suite with full ensuite bathroom, a generous living space, featuring a private lanai with sweeping mountain views. Enjoy a cool home with 6 split AC units and lower electricity bills due to the 18 owned solar panels, NET Metering and solar water heater. Experience the best of island living in Kailua with its world renowned beaches, trendy shops and restaurants. Easy access to military bases and Honolulu. **Region:** Kailua **Neighborhood:** Keolu Hills **Condition:** Excellent **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Enchanted Lake, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market