1617 Kanapuu Drive, Kailua 96734 * $1,850,000 * Originally $2,150,000

Beds:	**5**	MLS#:	**202408097, FS**	Year Built:	**2001**
Bath:	**3/0**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**2,322**	List Date & DOM:	**04-26-2024** & **78**	Total Parking:	**4**
Land Sq. Ft.:	**9,143**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**64**	Frontage:	**Other**	Building:	**$800,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$472/2024**	Land:	**$938,800**
Total Sq. Ft.	**2,386**	Neighborhood:	**Kailua Bluffs**	Total:	**$1,739,200**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Split Level / No**
Parking:	**3 Car+, Garage, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Garden, Mountain, Sunset**		

Public Remarks: ASSUMABLE VA LOAN at 2.75%. BEAUTIFUL custom home built in 2001 in highly desirable Kailua Bluffs. Generously remodeled in 2022 with a serene island aesthetic & luxurious spacious floorplan. Indulgent private primary suite with expansive glass doors opening to a private relaxation deck & new Jacuzzi hot tub. Perfect for your pau hana hot tub soak & watching shooting stars under a hula moon. Enjoy private serene views of the terraced yard & undeveloped natural area behind the parcel. Upscale finishes & fixtures. Lovely bamboo flooring. Spacious open rooms with plantation shutters throughout. One room is a flex-space atelier with a private lanai & separate entrance; ideal for work, home-school, or an in-home gym. Multiple gathering places throughout the home are perfect for home activities, entertaining, & quiet time. Outdoor second terrace with gorgeous Olomana & sunset views features a lanai deck perfect for al fresco dining, play, & entertaining. PV with 36 owned panels & the highly coveted NET METER. Newer split ACs, new interior paint (partial), laundry, utility room, attached 2 car garage w overhead storage. Dragon fruit, orange, pomelo, calamansi & guava. Home Warranty. **Sale Conditions:** None **Schools:** Keolu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1617 Kanapuu Drive	**$1,850,000**	5 & 3/0	2,322 | $797	9,143 | $202	78

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1617 Kanapuu Drive	$472 | $0 | $0	$938,800	$800,400	$1,739,200	106%	2001 & 2024

1617 Kanapuu Drive - MLS#: 202408097 - Original price was $2,150,000 - ASSUMABLE VA LOAN at 2.75%. BEAUTIFUL custom home built in 2001 in highly desirable Kailua Bluffs. Generously remodeled in 2022 with a serene island aesthetic & luxurious spacious floorplan. Indulgent private primary suite with expansive glass doors opening to a private relaxation deck & new Jacuzzi hot tub. Perfect for your pau hana hot tub soak & watching shooting stars under a hula moon. Enjoy private serene views of the terraced yard & undeveloped natural area behind the parcel. Upscale finishes & fixtures. Lovely bamboo flooring. Spacious open rooms with plantation shutters throughout. One room is a flex-space atelier with a private lanai & separate entrance; ideal for work, home-school, or an in-home gym. Multiple gathering places throughout the home are perfect for home activities, entertaining, & quiet time. Outdoor second terrace with gorgeous Olomana & sunset views features a lanai deck perfect for al fresco dining, play, & entertaining. PV with 36 owned panels & the highly coveted NET METER. Newer split ACs, new interior paint (partial), laundry, utility room, attached 2 car garage w overhead storage. Dragon fruit, orange, pomelo, calamansi & guava. Home Warranty. **Region:** Kailua **Neighborhood:** Kailua Bluffs **Condition:** Above Average **Parking:** 3 Car+, Garage, Street **Total Parking:** 4 **View:** Garden, Mountain, Sunset **Frontage:** Other **Pool:** Spa/HotTub **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Keolu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market