1235 Manulani Street, Kailua 96734 * * $1,450,000

Beds:	**3**	MLS#:	**202411622, FS**	Year Built:	**1958**
Bath:	**3/0**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**1,289**	List Date & DOM:	**05-24-2024** & **50**	Total Parking:	**3**
Land Sq. Ft.:	**6,083**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$232,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$563/2024**	Land:	**$964,700**
Total Sq. Ft.	**1,289**	Neighborhood:	**Keolu Hills**	Total:	**$1,196,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Carport, Driveway, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: Fully renovated home in highly sought after Keolu Hills in Kailua! This single level home features an open layout with 3 bedrooms 3 bathrooms and a flexible floorplan that can be customized to fit your desired lifestyle as there is one primary bedroom with a separate entrance. The property also offers a bonus enclosed spacious storage/workshop in carport. Overall, this home presents endless possibilities for its new owners. This meticulously tasteful home features new central AC, split AC, double wall with new windows and doors, new electrical, new plumbing, new asphalt shingle roof, new ceiling fans, new recessed lighting throughout, luxury vinyl flooring, and all new stainless steel appliances! Backyard has a fruitful mango tree and is ready for your green thumb and personal touches! Enjoy the easy access to Enchanted Lake shopping center with eateries, shopping and Kailua beach town and the world renowned Kailua Beach and Lanikai Beach! A few photos have been virtually staged(enhanced). **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.	Lanai	Occ.	FL	DOM
1235 Manulani Street	$1,450,000	3 & 3/0	1,289 | $1,125	6,083 | $238	0	0%	0	50

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1235 Manulani Street	$563 | $0 | $0	$964,700	$232,000	$1,196,700	121%	1958 & 2024

1235 Manulani Street - MLS#: 202411622 - Fully renovated home in highly sought after Keolu Hills in Kailua! This single level home features an open layout with 3 bedrooms 3 bathrooms and a flexible floorplan that can be customized to fit your desired lifestyle as there is one primary bedroom with a separate entrance. The property also offers a bonus enclosed spacious storage/workshop in carport. Overall, this home presents endless possibilities for its new owners. This meticulously tasteful home features new central AC, split AC, double wall with new windows and doors, new electrical, new plumbing, new asphalt shingle roof, new ceiling fans, new recessed lighting throughout, luxury vinyl flooring, and all new stainless steel appliances! Backyard has a fruitful mango tree and is ready for your green thumb and personal touches! Enjoy the easy access to Enchanted Lake shopping center with eateries, shopping and Kailua beach town and the world renowned Kailua Beach and Lanikai Beach! A few photos have been virtually staged(enhanced). **Region:** Kailua **Neighborhood:** Keolu Hills **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 3 **View:** Mountain **Frontage: Pool:** None **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, Occ. = Occupancy, FL = Floor Number