269 N Kalaheo Avenue, Kailua 96734 * $2,875,000

Beds:	**7**	MLS#:	**202412092, FS**	Year Built:	**1983**
Bath:	**5/0**	Status:	**Active Under Contract**	Remodeled:	**2019**
Living Sq. Ft.:	**2,928**	List Date & DOM:	**05-29-2024** & **18**	Total Parking:	**3**
Land Sq. Ft.:	**12,758**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**655**	Frontage:		Building:	**$976,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$1,973/2024**	Land:	**$1,729,400**
Total Sq. Ft.	**3,583**	Neighborhood:	**Kalama Tract**	Total:	**$2,706,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Carport, Driveway**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Garden**		

Public Remarks: Fantastic location for this 5 years new home and ADU steps away from what is repeatedly voted one of the "world's best" beaches. Imagine walking across the street in either direction to enjoy breathtaking views and ocean fun. Artfully curated for Kailua living, the 5 bedroom, 3 bath main home is currently enjoyed as a 3 bedroom, 2 bath home with a 2 bedroom, one bath, kitchen and living space accessed from a separate driveway. An additional 2 bedroom, 2 bath ADU with an inviting covered lanai compliments the opportunities. Surrounded by low maintenance professional landscaping, effortless Kailua living continues with three outdoor showers, three laundry areas, multiple split and window ACs, modern flooring, and timeless finishes. Don't miss your chance to own a slice of heaven and make your Kailua lifestyle dreams come true! **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
269 N Kalaheo Avenue	$2,875,000	7 & 5/0	2,928 | $982	12,758 | $225	18

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
269 N Kalaheo Avenue	$1,973 | $0 | $0	$1,729,400	$976,900	$2,706,300	106%	1983 & 2019

269 N Kalaheo Avenue - MLS#: 202412092 - Fantastic location for this 5 years new home and ADU steps away from what is repeatedly voted one of the "world's best" beaches. Imagine walking across the street in either direction to enjoy breathtaking views and ocean fun. Artfully curated for Kailua living, the 5 bedroom, 3 bath main home is currently enjoyed as a 3 bedroom, 2 bath home with a 2 bedroom, one bath, kitchen and living space accessed from a separate driveway. An additional 2 bedroom, 2 bath ADU with an inviting covered lanai compliments the opportunities. Surrounded by low maintenance professional landscaping, effortless Kailua living continues with three outdoor showers, three laundry areas, multiple split and window ACs, modern flooring, and timeless finishes. Don't miss your chance to own a slice of heaven and make your Kailua lifestyle dreams come true! **Region:** Kailua **Neighborhood:** Kalama Tract **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Driveway **Total Parking:** 3 **View:** Garden **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market