1386 Akalani Loop, Kailua 96734 * * $989,000

Beds:	**4**	MLS#:	**202412467, FS**	Year Built:	**1958**
Bath:	**2/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,540**	List Date & DOM:	**06-19-2024** & **10**	Total Parking:	**3**
Land Sq. Ft.:	**6,862**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$156,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$313/2024**	Land:	**$941,400**
Total Sq. Ft.	**1,540**	Neighborhood:	**Keolu Hills**	Total:	**$1,097,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One, Split Level / No**

Parking: **3 Car+, Carport, Driveway, Street** Frontage: **Other**

Zoning: **05 - R-5 Residential District** View: **Garden**

Public Remarks: Cool Opportunity to build sweat equity and upgrade 4/2.5 one story 1,540sf house in Keolu Hills for under $1 million. Property priced $100,000+ below 2024 C&C Tax Assessment. Looking for Savvy & financially Strong Buyer inspired to upgrade house into a lovely home. Single wall constructed 1958 house with hardwood floors. Newer roof along with upgraded electrical and some plumbing. Frontage outfitted with solid automatic driveway gate securing property. Lots of yard space in back for gardening and outdoor activities. Seller paid for pre-inspection of house for full disclosures. Property Sold in Existing AS IS Condition with Pre-Inspection disclosures. Buyer must conduct own Due Diligence of property condition. Survey, Prelim Title Report & Building Permit pkg available to view in supplements. Please Contact your buyer agent today to preview and have lender pre-approval letter &/ cash verification ready. Offer deadline 12pm Noon (HST) June 29, 2024. **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
1386 Akalani Loop	$989,000	4 & 2/1	1,540 | $642	6,862 | $144	0	0%	0	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1386 Akalani Loop	$313 | $0 | $0	$941,400	$156,400	$1,097,800	90%	1958 & NA

1386 Akalani Loop - MLS#: 202412467 - Cool Opportunity to build sweat equity and upgrade 4/2.5 one story 1,540sf house in Keolu Hills for under $1 million. Property priced $100,000+ below 2024 C&C Tax Assessment. Looking for Savvy & financially Strong Buyer inspired to upgrade house into a lovely home. Single wall constructed 1958 house with hardwood floors. Newer roof along with upgraded electrical and some plumbing. Frontage outfitted with solid automatic driveway gate securing property. Lots of yard space in back for gardening and outdoor activities. Seller paid for pre-inspection of house for full disclosures. Property Sold in Existing AS IS Condition with Pre-Inspection disclosures. Buyer must conduct own Due Diligence of property condition. Survey, Prelim Title Report & Building Permit pkg available to view in supplements. Please Contact your buyer agent today to preview and have lender pre-approval letter &/ cash verification ready. Offer deadline 12pm Noon (HST) June 29, 2024. **Region:** Kailua **Neighborhood:** Keolu Hills **Condition:** Fair **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 3 **View:** Garden **Frontage:** Other **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