174 Hauoli Street, Kailua 96734 * * $1,699,999

Beds:	**4**	MLS#:	**202413698, FS**	Year Built:	**1926**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**1969**
Living Sq. Ft.:	**1,116**	List Date & DOM:	**06-10-2024** & **9**	Total Parking:	**8**
Land Sq. Ft.:	**10,000**	Condition:	**Fair, Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$135,400**
Sq. Ft. Other:	**344**	Tax/Year:	**$477/2023**	Land:	**$1,700,000**
Total Sq. Ft.	**1,460**	Neighborhood:	**Kalama Tract**	Total:	**$1,835,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Carport, Driveway, Street**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**None**		

Public Remarks: Opportunity knocks! This blank canvas in an amazing location offers endless potential for redevelopment or remodeling. Here's your rare chance to create your dream home. The prime location and versatile layout make this property a hidden gem waiting to be polished. Situated just down the street from the world-famous Kailua Beach and all the charm Kailua town has to offer. Imagine watching the Sunrise over the Beach and savoring your morning coffee in this idyllic setting. This is your chance to embrace the country living lifestyle in popular Kalama Tract. You'll enjoy great shopping, delightful restaurants, a public library, churches, schools and nearby fire and police stations. With easy access to the Pali Highway, H-3 and Honolulu International Airport, convenience is at your doorstep. Actual Sq.ft. and bedroom count may differ from tax records. **Sale Conditions:** None **Schools:** , Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
174 Hauoli Street	$1,699,999	4 & 2/0	1,116 | $1,523	10,000 | $170	0	0%	0	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
174 Hauoli Street	$477 | $0 | $0	$1,700,000	$135,400	$1,835,400	93%	1926 & 1969

174 Hauoli Street - MLS#: 202413698 - Opportunity knocks! This blank canvas in an amazing location offers endless potential for redevelopment or remodeling. Here's your rare chance to create your dream home. The prime location and versatile layout make this property a hidden gem waiting to be polished. Situated just down the street from the world-famous Kailua Beach and all the charm Kailua town has to offer. Imagine watching the Sunrise over the Beach and savoring your morning coffee in this idyllic setting. This is your chance to embrace the country living lifestyle in popular Kalama Tract. You'll enjoy great shopping, delightful restaurants, a public library, churches, schools and nearby fire and police stations. With easy access to the Pali Highway, H-3 and Honolulu International Airport, convenience is at your doorstep. Actual Sq.ft. and bedroom count may differ from tax records. **Region:** Kailua **Neighborhood:** Kalama Tract **Condition:** Fair, Needs Major Repair **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 8 **View:** None **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number