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

Beds: 4 MLS#: 202413698, FS Year Built: 1926

Status: Active Under Contract Bath: 2/0 Remodeled: 1969

Frontage:

List Date & DOM: 06-10-2024 & 9 Living Sq. Ft.: **1,116** Total Parking: 8

Condition: Fair, Needs Major Repair Land Sq. Ft.: 10,000 **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

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.	DOM
174 Hauoli Street	\$1,699,999	4 & 2/0	1,116 \$1,523	10,000 \$170	9

Address	ITax 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 worldfamous 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