

1209 Mokapu Boulevard, Kailua 96734 * * \$1,500,000

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|---|---|--------------------------------|
| Beds: 3 | MLS#: 202413716, FS | Year Built: 1959 |
| Bath: 3/0 | Status: Active | Remodeled: 2012 |
| Living Sq. Ft.: 1,808 | List Date & DOM: 06-10-2024 & 18 | Total Parking: 4 |
| Land Sq. Ft.: 9,900 | Condition: Above Average | Assessed Value |
| Lanai Sq. Ft.: 522 | Frontage: Other | Building: \$76,300 |
| Sq. Ft. Other: 0 | Tax/Year: \$313/2024 | Land: \$1,117,400 |
| Total Sq. Ft. 2,330 | Neighborhood: Kalaheo Hillside | Total: \$1,193,700 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: One / No |
| Parking: 3 Car+, Boat, Carport, Driveway, Street | Frontage: Other | |
| Zoning : 04 - R-7.5 Residential District | View: Mountain | |

Public Remarks: Single level houses like this do not come up very often in Kalaheo Hillside. It has fantastic curb appeal and on a 9,900 sf lot it's ideal for those who enjoy indoor/outdoor living with a private, and fully enclosed back yard that's big enough for a pool and perfect for kids, pets, or adults. There is great use of the additional terraced yard space, ready for your own botanical or vegetable garden. The home itself has easy flow from either of the front entrances all the way through to the oversized lanai in back, plenty of natural light, and stays cool with fresh breezes. It has an open layout with 2 separate living room areas and a dining area with the potential to convert one of the spaces into a 4th bedroom (if needed). Additional features include a very useful indoor laundry/utility room with a full bathroom, its own entrance, and extra cabinets. The upgrades include vinyl Jalousies, newer SS appliances, and wall A/C's in all the bedrooms. The 2-car carport goes right into the kitchen, has even more storage, and an outside utility sink area that could be used as a 2nd laundry room. Check out the virtual tour and make your appointment today. Some images have been enhanced. **Sale Conditions:** None **Schools:** [Aikahi, Kailua, Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|---------------------------------------|-----------------------------|----------|---------------|---------------|-------|------|----|-----|
| 1209 Mokapu Boulevard | \$1,500,000 | 3 & 3/0 | 1,808 \$830 | 9,900 \$152 | 522 | 0% | 0 | 18 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 1209 Mokapu Boulevard | \$313 \$0 \$0 | \$1,117,400 | \$76,300 | \$1,193,700 | 126% | 1959 & 2012 |

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Region: Kailua **Neighborhood:** Kalaheo Hillside **Condition:** Above Average **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 4 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi, Kailua, Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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