6163 Kawekiu Place, Honolulu 96821 * $1,928,000

Beds:	**0**	MLS#:	**202413743, FS**	Year Built:	**1988**
Bath:	**0/0**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**1,824**	List Date & DOM:	**06-15-2024** & **13**	Total Parking:	**4**
Land Sq. Ft.:	**11,147**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$254,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$778/2023**	Land:	**$1,268,800**
Total Sq. Ft.	**1,824**	Neighborhood:	**Kuliouou**	Total:	**$1,522,900**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Covered, Open**	Frontage:	**Other**		
Zoning:	**03 - R10 - Residential District**	View:	**Mountain**		

Public Remarks: A fantastic opportunity in the beautiful KULIOUOU VALLEY. Large parcel with a detached single-family home and newly fully renovated duplex. They are situated at the end of a quiet street surrounded by gorgeous mountain views, and crisp clean air. The recently renovated duplex has two bedrooms, one bathroom, a beautifully designed kitchen, a living area, laminated floors, and two separate entrances. The second level has three bedrooms, two bathrooms, a large living room, and a large kitchen with an island for gathering to enjoy your everyday meals and entertainment. The upper level has two entrances and a large lanai. Each unit has a yard, carport, lots of open parking, and large space in the middle of the property for your BBQ and open-air gathering. The front unit is a rental, currently occupied by the tenant who desires to stay as long as possible, the house needs your TLC touches. Each unit is separately metered to make it easy for the tenants to pay for their utilities. It is a sho **Sale Conditions:** None **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
6163 Kawekiu Place	$1,928,000	0 & 0/0	1,824 | $inf	11,147 | $173	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
6163 Kawekiu Place	$778 | $0 | $0	$1,268,800	$254,100	$1,522,900	127%	1988 & 2024

6163 Kawekiu Place - MLS#: 202413743 - A fantastic opportunity in the beautiful KULIOUOU VALLEY. Large parcel with a detached single-family home and newly fully renovated duplex. They are situated at the end of a quiet street surrounded by gorgeous mountain views, and crisp clean air. The recently renovated duplex has two bedrooms, one bathroom, a beautifully designed kitchen, a living area, laminated floors, and two separate entrances. The second level has three bedrooms, two bathrooms, a large living room, and a large kitchen with an island for gathering to enjoy your everyday meals and entertainment. The upper level has two entrances and a large lanai. Each unit has a yard, carport, lots of open parking, and large space in the middle of the property for your BBQ and open-air gathering. The front unit is a rental, currently occupied by the tenant who desires to stay as long as possible, the house needs your TLC touches. Each unit is separately metered to make it easy for the tenants to pay for their utilities. It is a sho **Region:** Diamond Head **Neighborhood:** Kuliouou **Condition:** Excellent **Parking:** Covered, Open **Total Parking:** 4 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market