

324 B Manono Street, Kailua 96734 * * \$1,335,000

| | | |
|---|---|--------------------------------|
| Beds: 5 | MLS#: 202414373, FS | Year Built: 1961 |
| Bath: 1/2 | Status: Active | Remodeled: |
| Living Sq. Ft.: 1,508 | List Date & DOM: 06-16-2024 & 12 | Total Parking: 5 |
| Land Sq. Ft.: 6,012 | Condition: Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Other | Building: \$149,800 |
| Sq. Ft. Other: 0 | Tax/Year: \$341/2023 | Land: \$1,019,300 |
| Total Sq. Ft. 1,508 | Neighborhood: Coconut Grove | Total: \$1,169,100 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: One / No |
| Parking: 2 Car | Frontage: Other | |
| Zoning : 05 - R-5 Residential District | View: None | |

Public Remarks: Kailua Beach Cottage is a post-and-pier-style fixer-upper with vaulted ceilings and jalousie windows. It is located three blocks from Kalama Beach in the desirable Coconut Grove neighborhood and awaits your personal touch! 2019 upgrades include 2 permitted bedrooms, 1 permitted bathroom, electrical, a new roof, a Tesla charger, and new external paint. This perfect family home has a permaculture garden, including breadfruit, bananas, mango, papaya, Suriname cherry, calamazi lime, lemon, rosemary, coconut, and more! The last house on the driveway. No cars driving past! Plenty of parking, 5 or more cars can fit in the driveway! Quiet neighborhood. Neighbors won't disturb you and are friendly. VA loan assumable at 2.75% (approximately \$650,000 left on the loan) **Sale Conditions:** None **Schools:** [Kainalu](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|-------------------------------------|-----------------------------|----------|---------------|---------------|-------|------|----|-----|
| 324 B Manono Street | \$1,335,000 | 5 & 1/2 | 1,508 \$885 | 6,012 \$222 | 0 | 0% | 0 | 12 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 324 B Manono Street | \$341 \$0 \$0 | \$1,019,300 | \$149,800 | \$1,169,100 | 114% | 1961 & NA |

[324 B Manono Street](#) - MLS#: [202414373](#) - Kailua Beach Cottage is a post-and-pier-style fixer-upper with vaulted ceilings and jalousie windows. It is located three blocks from Kalama Beach in the desirable Coconut Grove neighborhood and awaits your personal touch! 2019 upgrades include 2 permitted bedrooms, 1 permitted bathroom, electrical, a new roof, a Tesla charger, and new external paint. This perfect family home has a permaculture garden, including breadfruit, bananas, mango, papaya, Suriname cherry, calamazi lime, lemon, rosemary, coconut, and more! The last house on the driveway. No cars driving past! Plenty of parking, 5 or more cars can fit in the driveway! Quiet neighborhood. Neighbors won't disturb you and are friendly. VA loan assumable at 2.75% (approximately \$650,000 left on the loan) **Region:** Kailua **Neighborhood:** Coconut Grove **Condition:** Average **Parking:** 2 Car **Total Parking:** 5 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kainalu](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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