637 Manu Oo Street Unit A, Kailua 96734 * * $1,352,000

Beds: **4**	MLS#: **202414390, FS**	Year Built: **1963**
Bath: **2/1**	Status: **Active**	Remodeled:
Living Sq. Ft.: **1,328**	List Date & DOM: **07-04-2024** & **9**	Total Parking: **3**
Land Sq. Ft.: **5,350**	Condition: **Excellent, Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$107,600**
Sq. Ft. Other: **0**	Tax/Year: **$312/2024**	Land: **$961,600**
Total Sq. Ft. **1,328**	Neighborhood: **Kukanono**	Total: **$1,069,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / Yes**
Parking: **3 Car+**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Embrace the coolness of Kailua with the breathtaking mountain views from your very own spacious backyard! Because this home has everything you've been searching for and more! We present to you 637 Manu Oo Unit A: An incredible 4 bedrooms, and two and a half bathrooms, single story home. Whether you're an outdoor vibe or a homebody who likes to relax, this is exactly what you need. With split AC units in every room, 37 owned, solar panels, dual pane windows, plantation shutters, security cameras, LVP flooring, an inviting kitchen, and a layout that provides comfort and convenience all in one, who could ask for more?! Location: check! Convenience: check! Beauty: check! Indoor and outdoor square footage AND meticulously well kept? 10s, 10s, 10s, across the board! See this home and find YOUR happy, today! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
637 Manu Oo Street A	$1,352,000	4 & 2/1	1,328 | $1,018	5,350 | $253	0	0%	0	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
637 Manu Oo Street A	$312 | $0 | $0	$961,600	$107,600	$1,069,200	126%	1963 & NA

637 Manu Oo Street A - MLS#: 202414390 - Embrace the coolness of Kailua with the breathtaking mountain views from your very own spacious backyard! Because this home has everything you've been searching for and more! We present to you 637 Manu Oo Unit A: An incredible 4 bedrooms, and two and a half bathrooms, single story home. Whether you're an outdoor vibe or a homebody who likes to relax, this is exactly what you need. With split AC units in every room, 37 owned, solar panels, dual pane windows, plantation shutters, security cameras, LVP flooring, an inviting kitchen, and a layout that provides comfort and convenience all in one, who could ask for more?! Location: check! Convenience: check! Beauty: check! Indoor and outdoor square footage AND meticulously well kept? 10s, 10s, 10s, across the board! See this home and find YOUR happy, today! **Region:** Kailua **Neighborhood:** Kukanono **Condition:** Excellent, Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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