518 Ulumalu Street, Kailua 96734 * * \$1,550,000 * Originally \$1,495,000

Beds: 4 MLS#: 202414810, FS Year Built: 1960

Status: Active Under Contract Bath: 3/0 Remodeled: 2019

Stories / CPR: One / No

Living Sq. Ft.: 2,000 List Date & DOM: 06-24-2024 & 8 Total Parking: 3 Land Sq. Ft.: 7,500 Condition: Above Average **Assessed Value** Lanai Sg. Ft.: 160 Building: \$171,400 Frontage: Sq. Ft. Other: 0 Tax/Year: \$380/2023 Land: **\$1,230,000** Neighborhood: Pohakupu Total Sq. Ft. 2,160 Total: \$1,401,400

Flood Zone: Zone X - Tool

Frontage: Parking: 3 Car+, Carport

Maint./Assoc. \$0 / \$0

Zoning: 04 - R-7.5 Residential District View: Mountain

Public Remarks: Located in highly desirable Pohakupu neighborhood, lies this rare multi-family home. Conveniently located for commuters, with a neighborhood park just down the street. Views of Mt. Olomana and the majestic Ko'olau Mountain range behind. The main house is 3 bedrooms, 2 baths, and features an open kitchen, laundry room, and extra bonus rooms for office or nursery. Down a gated walkway to it's own private backyard, lies the detached LEGAL ADU 1/1 Cottage. Being a legal ADU, you can use the rental income to help you qualify with your Lender. Fully fenced in for pets, with beautiful landscaping and fruit trees, 2 storage sheds, and 22 Leased PV panels to keep electric bills down. This is your chance to get into Kailua and keep your mortgage payments down with the rental income, or great for extended family living. Don't let this one pass you by! Make this your new home today!!! Sale Conditions: None Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
518 Ulumalu Street	\$1,550,000	4 & 3/0	2,000 \$775	7,500 \$207	160	0%	0	8

Address	I I AX I MAINT, I ASS.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
518 Ulumalu Street	\$380 \$0 \$0	\$1,230,000	\$171,400	\$1,401,400	111%	1960 & 2019

518 Ulumalu Street - MLS#: 202414810 - Original price was \$1,495,000 - Located in highly desirable Pohakupu neighborhood, lies this rare multi-family home. Conveniently located for commuters, with a neighborhood park just down the street. Views of Mt. Olomana and the majestic Ko'olau Mountain range behind. The main house is 3 bedrooms, 2 baths, and features an open kitchen, laundry room, and extra bonus rooms for office or nursery. Down a gated walkway to it's own private backyard, lies the detached LEGAL ADU 1/1 Cottage. Being a legal ADU, you can use the rental income to help you qualify with your Lender. Fully fenced in for pets, with beautiful landscaping and fruit trees, 2 storage sheds, and 22 Leased PV panels to keep electric bills down. This is your chance to get into Kailua and keep your mortgage payments down with the rental income, or great for extended family living. Don't let this one pass you by! Make this your new home today!!! Region: Kailua Neighborhood: Pohakupu Condition: Above Average Parking: 3 Car+, Carport Total Parking: 3 View: Mountain Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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