## 549 Ilimano Street, Kailua 96734 * $1,550,000

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|---|---|---|---|---|---|
| Beds: | **3** | MLS#: | **202416586, FS** | Year Built: | **1960** |
| Bath: | **2/0** | Status: | **Active** | Remodeled: | |
| Living Sq. Ft.: | **1,612** | List Date & DOM: | **07-23-2024** & **4** | Total Parking: | **2** |
| Land Sq. Ft.: | **9,240** | Condition: | **Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | **Conservation** | Building: | **$302,000** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$839/2023** | Land: | **$1,229,900** |
| Total Sq. Ft. | **1,612** | Neighborhood: | **Kalaheo Hillside** | Total: | **$1,531,900** |
| Maint./Assoc. | **$0 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **One / No** |
| Parking: | **3 Car+, Driveway, Garage, Street** | Frontage: | **Conservation** | | |
| Zoning: | **04 - R-7.5 Residential District** | View: | **Garden** | | |

**Public Remarks:** Come see this stunning 3-bedroom, 2-bathroom home nestled in the desirable Kalaheo Hillside neighborhood in Kailua. Enjoy a seamless blend of indoor and outdoor living. The home features an open floor plan with ample natural light, and warm Brazilian cherry wood floors. further accentuated by beautiful vaulted ceilings in the dining and living areas. The open layout offers the opportunity for communication throughout the living area. It is a great property for entertaining both inside and out. Relax or entertain in your private backyard oasis featuring a perimeter rock wall and a majestic Monkey Pod tree. This expansive 9,240 square-foot lot provides ample space to create your dream outdoor haven. And, enjoy the convenience offered by an interior laundry room and an attached garage with additional storage. Live the Kailua lifestyle close to beaches, shopping, and top-rated schools. Enjoy easy access to the Pali, H-3, MCBH and other military bases and the offerings of Kailua Town. Your Kailua home is ready to move in and enjoy! Please note: (1) This property could be subject to a 1031 Exchange at no cost to the Buyer, and (2) the VA loan is not assumable on this property. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | DOM |
|---|---|---|---|---|---|
| 549 Ilimano Street | $1,550,000 | 3 & 2/0 | 1,612 \| $962 | 9,240 \| $168 | 4 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 549 Ilimano Street | $839 \| $0 \| $0 | $1,229,900 | $302,000 | $1,531,900 | 101% | 1960 & NA |

549 Ilimano Street - MLS#: 202416586 - Come see this stunning 3-bedroom, 2-bathroom home nestled in the desirable Kalaheo Hillside neighborhood in Kailua. Enjoy a seamless blend of indoor and outdoor living. The home features an open floor plan with ample natural light, and warm Brazilian cherry wood floors. further accentuated by beautiful vaulted ceilings in the dining and living areas. The open layout offers the opportunity for communication throughout the living area. It is a great property for entertaining both inside and out. Relax or entertain in your private backyard oasis featuring a perimeter rock wall and a majestic Monkey Pod tree. This expansive 9,240 square-foot lot provides ample space to create your dream outdoor haven. And, enjoy the convenience offered by an interior laundry room and an attached garage with additional storage. Live the Kailua lifestyle close to beaches, shopping, and top-rated schools. Enjoy easy access to the Pali, H-3, MCBH and other military bases and the offerings of Kailua Town. Your Kailua home is ready to move in and enjoy! Please note: (1) This property could be subject to a 1031 Exchange at no cost to the Buyer, and (2) the VA loan is not assumable on this property. **Region:** Kailua **Neighborhood:** Kalaheo Hillside **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 2 **View:** Garden **Frontage:** Conservation **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market