

701 Kihapai Street, Kailua, HI 96734
Property Information

Owner Upgrades

- 2015 – Tankless Propane Water Heater Installation — \$2,400
- 2015 – Tankless Propane Water Heater — \$900
- 2018 – Split ACs in all bedrooms and living room — \$16,100
- 2018 – 25 Tesla Solar Panels and 2 Tesla Powerwall Batteries — \$50,000
- 2018 – New Tankless Propane Water Heater — \$1,500
- 2018 – Vinyl Fence Installation — \$3,600
- 2019 – New Engineered Hardwood Floors in all bedrooms — \$4,000
- 2019 – French Shutters Installed on Windows — \$6,200
- 2020 – New Windows — \$10,800
- 2022 – Kitchen Cabinet Remodel — \$11,000
- 2022 – New Quartz Countertops and Backsplash — \$10,400
- 2022 – Farmhouse Kitchen Sink — \$1,300
- 2023 – Installed 124-Gallon Propane Tank — \$500
- 2025 – New Samsung Oven — \$1,400
- 2026 – 5 New Ceiling Fans — \$1,200
- 2026 - New exterior and kitchen recessed lights — \$1,600
- 2026 - Exterior Painting — \$12,500

Total Estimated Improvements: \$124,700

Other Information

- PV System info
 - Tesla installed (2018) 25 panel, 8.25kW system with 2 Tesla Powerwall 2.0 batteries
 - Approx \$29k loan balance to be paid off by Seller at closing
- Tankless water heater, range and dryer are gas.
- Fully fenced private yard
- Home is completely double wall construction. Contractor letter verifying double wall construction (often needed for insurance purposes) will be provided to Buyer.
- Large trees in front and back yard recently trimmed professionally
- Recent landscaping refresh
- Detached 2 Car garage, with 2 additional off street parking spots
- Room for boat or jet ski parking
- Kitchen bar chairs are included with sale. All other furniture is staging, not included in sale.