226 N Kainalu Drive, Kailua 96734 * $1,400,000

Sold Price: $1,400,000	Sold Date: 03-06-2013	Sold Ratio: 100%
Beds: **7**	MLS#: **1301141, FS**	Year Built: **1942**
Bath: **3/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,078**	List Date & DOM: **01-30-2013** & **13**	Total Parking: **0**
Land Sq. Ft.: **20,000**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$129,200**
Sq. Ft. Other: **444**	Tax/Year: **$279/2012**	Land: **$825,600**
Total Sq. Ft. **2,522**	Neighborhood: **Kalama Tract**	Total: **$954,800**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **None**	

Public Remarks: Rare Offering! Huge 20,000 sq ft level lot! R-10 zoning! Currently has 3 detached dwellings: 3/1(900 sft, built '42), 3/1 (760 sft, built '66), and 1/1 (418 sft, built '59, legal non-conforming). Take advantage of this golden opportunity to either rebuild or renovate. Property has 2 mailing addresses (226 and 228 N Kainalu Drive)are not reflected in tax office records. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
226 N Kainalu Drive	$1,400,000	7 & 3/0	2,078 | $674	20,000 | $70	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
226 N Kainalu Drive	$279 | $0 | $0	$825,600	$129,200	$954,800	147%	1942 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
226 N Kainalu Drive	$1,400,000	03-06-2013	100%	100%	Cash

226 N Kainalu Drive - MLS#: 1301141 - Rare Offering! Huge 20,000 sq ft level lot! R-10 zoning! Currently has 3 detached dwellings: 3/1(900 sft, built '42), 3/1 (760 sft, built '66), and 1/1 (418 sft, built '59, legal non-conforming). Take advantage of this golden opportunity to either rebuild or renovate. Property has 2 mailing addresses (226 and 228 N Kainalu Drive)are not reflected in tax office records. **Region:** Kailua **Neighborhood:** Kalama Tract **Condition:** Fair **Parking:** 3 Car+ **Total Parking:** 0 **View:** None **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market