

940 Maunawili Road, Kailua 96734 * \$2,249,000

Sold Price: \$2,175,000	Sold Date: 01-31-2014	Sold Ratio: 97%
Beds: 6	MLS#: 201331086, FS	Year Built: 1960
Bath: 6/2	Status: Sold	Remodeled: 2000
Living Sq. Ft.: 5,612	List Date & DOM: 08-13-2013 & 171	Total Parking: 3
Land Sq. Ft.: 56,802	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 416	Frontage: None	Building: \$944,200
Sq. Ft. Other: 440	Tax/Year: \$490/2013	Land: \$914,600
Total Sq. Ft. 6,468	Neighborhood: Maunawili	Total: \$1,858,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport, Covered - 2, Driveway, Garage, Street	Frontage: None	
Zoning : 56 - Country District	View: Mountain	

Public Remarks: Unique rim property (1.3 acres) & spacious Ossipoff "estate" offered for the first time on the market. Main house includes a "Great Room", family room, Sun room, laundry room, kitchen & dining area, 3 bdrm/3 baths & 2 1/2 baths. West Wing includes 2/2, living area & kitchenette. Other rooms on the property include a guest cottage, large storage room (440 sq ft), 2 car garage and a carport. **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.	DOM
940 Maunawili Road	\$2,249,000	6 & 6/2	5,612 \$401	56,802 \$40	171

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
940 Maunawili Road	\$490 \$0 \$0	\$914,600	\$944,200	\$1,858,800	121%	1960 & 2000

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
940 Maunawili Road	\$2,175,000	01-31-2014	97%	97%	Conventional

[940 Maunawili Road](#) - MLS#: [201331086](#) - Unique rim property (1.3 acres) & spacious Ossipoff "estate" offered for the first time on the market. Main house includes a "Great Room", family room, Sun room, laundry room, kitchen & dining area, 3 bdrm/3 baths & 2 1/2 baths. West Wing includes 2/2, living area & kitchenette. Other rooms on the property include a guest cottage, large storage room (440 sq ft), 2 car garage and a carport. **Region:** Kailua **Neighborhood:** Maunawili **Condition:** Excellent **Parking:** 3 Car+, Carport, Covered - 2, Driveway, Garage, Street **Total Parking:** 3 **View:** Mountain **Frontage:** None **Pool:** In Ground **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market