

55 N Kainalu Drive, Kailua 96734 * \$825,000

Sold Price: \$830,000	Sold Date: 11-15-2013	Sold Ratio: 101%
Beds: 3	MLS#: 201333412, FS	Year Built: 1948
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,518	List Date & DOM: 10-01-2013 & 27	Total Parking: 4
Land Sq. Ft.: 10,914	Condition: Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$71,400
Sq. Ft. Other: 0	Tax/Year: \$25/2013	Land: \$593,100
Total Sq. Ft. 1,518	Neighborhood: Kalama-cnut Grov	Total: \$664,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 3+, Open	Frontage:	
Zoning : 03 - R10 - Residential District	View: Mountain	

Public Remarks: WHAT A GREAT LOCATION! 10,914 SF CORNER LOT JUST ONE BLOCK FROM THE BEACH & KAILUA TOWN! THIS HOME HAS BEEN USED AS A CHURCH FOR OVER 50 YEARS & IT WILL TAKE SOME WORK TO TURN IT BACK INTO A HOME BUT IT HAS LOADS OF POTENTIAL! NICE OPEN FLOOR PLAN WITH LOTS OF WINDOW SPACE & A WONDERFUL CROSS BREEZE TO KEEP YOU COOL. LOTS OF ROOM TO EXPAND & ADD A POOL. BIGGEST CHALLENGE - NO KITCHEN. DON'T MISS! **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
55 N Kainalu Drive	\$825,000	3 & 1/1	1,518 \$543	10,914 \$76	27

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
55 N Kainalu Drive	\$25 \$0 \$0	\$593,100	\$71,400	\$664,500	124%	1948 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
55 N Kainalu Drive	\$830,000	11-15-2013	101%	101%	Cash 0

[55 N Kainalu Drive](#) - MLS#: [201333412](#) - WHAT A GREAT LOCATION! 10,914 SF CORNER LOT JUST ONE BLOCK FROM THE BEACH & KAILUA TOWN! THIS HOME HAS BEEN USED AS A CHURCH FOR OVER 50 YEARS & IT WILL TAKE SOME WORK TO TURN IT BACK INTO A HOME BUT IT HAS LOADS OF POTENTIAL! NICE OPEN FLOOR PLAN WITH LOTS OF WINDOW SPACE & A WONDERFUL CROSS BREEZE TO KEEP YOU COOL. LOTS OF ROOM TO EXPAND & ADD A POOL. BIGGEST CHALLENGE - NO KITCHEN. DON'T MISS! **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Needs Major Repair **Parking:** Covered - 3+, Open **Total Parking:** 4 **View:** Mountain **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