1516 Uluhaku Place, Kailua 96734 * $764,900 * Originally $779,900

Sold Price: $740,000	Sold Date: 09-10-2010	Sold Ratio: 97%
Beds: **5**	MLS#: **1007735, FS**	Year Built: **1963**
Bath: **3/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,388**	List Date & DOM: **06-14-2010** & **52**	Total Parking: **0**
Land Sq. Ft.: **7,556**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$207,700**
Sq. Ft. Other: **0**	Tax/Year: **$226/2010**	Land: **$585,400**
Total Sq. Ft. **2,388**	Neighborhood: **Olomana**	Total: **$793,100**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **Driveway**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **None**	

Public Remarks: New carpet and repairs throughout! Corner lot! Move in condition! Large single level home. Separate guest quarters with wet bar. Large enclosed lanai provides extra living space. You won't want to miss this one! NOT A SHORT SALE!
Sale Conditions: Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1516 Uluhaku Place	**$764,900**	5 & 3/0	2,388 | $320	7,556 | $101	52

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1516 Uluhaku Place	$226 | $0 | $0	$585,400	$207,700	$793,100	96%	1963 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1516 Uluhaku Place	$740,000	09-10-2010	97%	95%	Conventional

1516 Uluhaku Place - MLS#: 1007735 - Original price was $779,900 - New carpet and repairs throughout! Corner lot! Move in condition! Large single level home. Separate guest quarters with wet bar. Large enclosed lanai provides extra living space. You won't want to miss this one! NOT A SHORT SALE! **Region:** Kailua **Neighborhood:** Olomana **Condition:** Average **Parking:** Driveway **Total Parking:** 0 **View:** None **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions: Schools:** Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market