

### **704A Maluniu Avenue, Kailua 96734 \* \$562,900**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$570,000                                         | Sold Date: 11-04-2010                             | Sold Ratio: 101%               |
| Beds: <b>3</b>                                                | MLS#: <b>1009556, FS</b>                          | Year Built: <b>1963</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,246</b>                                  | List Date & DOM: <b>07-19-2010 &amp; 40</b>       | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>5,281</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>100</b>                                     | Frontage:                                         | Building: <b>\$145,500</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$0/2009</b>                         | Land: <b>\$456,300</b>         |
| Total Sq. Ft. <b>1,346</b>                                    | Neighborhood: <b>Kalama-cnut Grov</b>             | Total: <b>\$601,800</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>3 Car+, Driveway, Garage</b>                      | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** KAILUA: BANK OWNED: Diamond in the rough waiting for your touch! 3 bedroom, 2 bath being sold 'As Is'. 2 car garage with space to park 3 more cars. Large enclosed yard & covered Lanai. **Sale Conditions:** **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                             | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">704A Maluniu Avenue</a> | <a href="#">\$562,900</a> | 3 & 2/0  | 1,246   \$452 | 5,281   \$107 | 40  |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">704A Maluniu Avenue</a> | \$0   \$0   \$0     | \$456,300     | \$145,500         | \$601,800      | 94%   | 1963 & NA        |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|-------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">704A Maluniu Avenue</a> | \$570,000  | 11-04-2010 | 101%       | 101%           | Conventional |

[704A Maluniu Avenue](#) - MLS#: [1009556](#) - KAILUA: BANK OWNED: Diamond in the rough waiting for your touch! 3 bedroom, 2 bath being sold 'As Is'. 2 car garage with space to park 3 more cars. Large enclosed yard & covered Lanai. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 0 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market