

**416B Maluniu Avenue, Kailua 96734 \* \$499,000 \* Originally \$525,000**

Sold Price: \$480,000      Sold Date: 07-20-2011      Sold Ratio: 96%  
 Beds: **3**      MLS#: **1104699, FS**      Year Built: **1949**  
 Bath: **1/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **768**      List Date & DOM: **04-18-2011 & 48**      Total Parking: **0**  
 Land Sq. Ft.: **5,175**      Condition: **Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage:      Building: **\$60,700**  
 Sq. Ft. Other: **0**      Tax/Year: **\$157/2011**      Land: **\$478,300**  
 Total Sq. Ft. **768**      Neighborhood: **Kalama-cnut Grov**      Total: **\$539,000**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **One / No**  
 Parking: **1 Car, Carport, Driveway**      Frontage:  
 Zoning: **05 - R-5 Residential District**      View: **Garden**

**Public Remarks:** GREAT NEW PRICE FOR KAILUA! Fully fenced down a private lane, beautiful backyard w/avocado, lime, starfruit, mango, plumbieria trees. Walking distance to Kalama Beach Park (2.5 blocks). Newer electrical, plumbing,int/ext paint,permitted tool shed. Tons of potential. Perfect for owner-occupant or investor, month-to-month tenant, rental income \$2200. Sold 'AS-IS'. NO OPENS BUT EASY TO SEE **Sale Conditions:** **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                             | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|-------------------------------------|------------------|----------|---------------|--------------|-----|
| <a href="#">416B Maluniu Avenue</a> | <b>\$499,000</b> | 3 & 1/0  | 768   \$650   | 5,175   \$96 | 48  |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">416B Maluniu Avenue</a> | \$157   \$0   \$0   | \$478,300     | \$60,700          | \$539,000      | 93%   | 1949 & NA        |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">416B Maluniu Avenue</a> | \$480,000  | 07-20-2011 | 96%        | 91%            | VA         |

[416B Maluniu Avenue](#) - MLS#: [1104699](#) - Original price was \$525,000 - GREAT NEW PRICE FOR KAILUA! Fully fenced down a private lane, beautiful backyard w/avocado, lime, starfruit, mango, plumbieria trees. Walking distance to Kalama Beach Park (2.5 blocks). Newer electrical, plumbing,int/ext paint,permitted tool shed. Tons of potential. Perfect for owner-occupant or investor, month-to-month tenant, rental income \$2200. Sold 'AS-IS'. NO OPENS BUT EASY TO SEE **Region:** Kailua  
**Neighborhood:** Kalama-cnut Grov **Condition:** Average **Parking:** 1 Car, Carport, Driveway **Total Parking:** 0 **View:** Garden  
**Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market