249 N Kainalu Drive, Kailua 96734 * $1,100,000

Sold Price: $1,200,000	Sold Date: 07-17-2013	Sold Ratio: 109%
Beds: **3**	MLS#: **1305952, FS**	Year Built: **2010**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,554**	List Date & DOM: **05-28-2013** & **21**	Total Parking: **0**
Land Sq. Ft.: **10,028**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **546**	Frontage:	Building: **$266,900**
Sq. Ft. Other: **0**	Tax/Year: **$257/2012**	Land: **$577,400**
Total Sq. Ft. **2,100**	Neighborhood: **Kalama-cnut Grov**	Total: **$844,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Driveway**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Mountain**	

Public Remarks: Built in 2010, This classic Hawaiian plantation style home offers single level living w/large covered lanais providing extra outdoor living. Fully landscaped yard w/fruit trees & a raised vegetable garden. Master bedrm has attached study. Granite counters, marble tile. Post & pier to allow for more air flow & easy additions. Built with premium materials throughout. 5 minute walk to Kailua beach. **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
249 N Kainalu Drive	$1,100,000	3 & 2/0	1,554 | $708	10,028 | $110	21

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
249 N Kainalu Drive	$257 | $0 | $0	$577,400	$266,900	$844,300	130%	2010 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
249 N Kainalu Drive	$1,200,000	07-17-2013	109%	109%	Cash

249 N Kainalu Drive - MLS#: 1305952 - Built in 2010, This classic Hawaiian plantation style home offers single level living w/large covered lanais providing extra outdoor living. Fully landscaped yard w/fruit trees & a raised vegetable garden. Master bedrm has attached study. Granite counters, marble tile. Post & pier to allow for more air flow & easy additions. Built with premium materials throughout. 5 minute walk to Kailua beach. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Excellent **Parking:** Driveway **Total Parking:** 0 **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