

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

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$1,200,000                                         | Sold Date: 07-17-2013                             | Sold Ratio: 109%               |
| Beds: <b>3</b>                                                  | MLS#: <b>1305952, FS</b>                          | Year Built: <b>2010</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,554</b>                                    | List Date & DOM: <b>05-28-2013 &amp; 21</b>       | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>10,028</b>                                     | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>546</b>                                       | Frontage:                                         | Building: <b>\$266,900</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$257/2012</b>                       | Land: <b>\$577,400</b>         |
| Total Sq. Ft. <b>2,100</b>                                      | Neighborhood: <b>Kalama-cnnt Grov</b>             | Total: <b>\$844,300</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>Driveway</b>                                        | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                             |                                |

**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 |
|-------------------------------------|-----------------------------|----------|---------------|----------------|-----|
| <a href="#">249 N Kainalu Drive</a> | <a href="#">\$1,100,000</a> | 3 & 2/0  | 1,554   \$708 | 10,028   \$110 | 21  |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">249 N Kainalu Drive</a> | \$257   \$0   \$0   | \$577,400     | \$266,900         | \$844,300      | 130%  | 2010 & NA        |

| Address                             | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------|-------------|------------|------------|----------------|------------|
| <a href="#">249 N Kainalu Drive</a> | \$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-cnnt 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