55 N Kainalu Drive, Kailua 96734 * $825,000

Sold Price: $830,000	Sold Date: 11-15-2013	Sold Ratio: 101%
Beds: **3**	MLS#: **201333412, FS**	Year Built: **1948**
Bath: **1/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,518**	List Date & DOM: **10-01-2013** & **27**	Total Parking: **4**
Land Sq. Ft.: **10,914**	Condition: **Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$71,400**
Sq. Ft. Other: **0**	Tax/Year: **$25/2013**	Land: **$593,100**
Total Sq. Ft. **1,518**	Neighborhood: **Kalama-cnut Grov**	Total: **$664,500**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Covered - 3+, Open**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Mountain**	

Public Remarks: WHAT A GREAT LOCATION! 10,914 SF CORNER LOT JUST ONE BLOCK FROM THE BEACH & KAILUA TOWN! THIS HOME HAS BEEN USED AS A CHURCH FOR OVER 50 YEARS & IT WILL TAKE SOME WORK TO TURN IT BACK INTO A HOME BUT IT HAS LOADS OF POTENTIAL! NICE OPEN FLOOR PLAN WITH LOTS OF WINDOW SPACE & A WONDERFUL CROSS BREEZE TO KEEP YOU COOL. LOTS OF ROOM TO EXPAND & ADD A POOL. BIGGEST CHALLENGE - NO KITCHEN. DON'T MISS! **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
55 N Kainalu Drive	$825,000	3 & 1/1	1,518 | $543	10,914 | $76	27

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
55 N Kainalu Drive	$25 | $0 | $0	$593,100	$71,400	$664,500	124%	1948 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
55 N Kainalu Drive	$830,000	11-15-2013	101%	101%	Cash 0

55 N Kainalu Drive - MLS#: 201333412 - WHAT A GREAT LOCATION! 10,914 SF CORNER LOT JUST ONE BLOCK FROM THE BEACH & KAILUA TOWN! THIS HOME HAS BEEN USED AS A CHURCH FOR OVER 50 YEARS & IT WILL TAKE SOME WORK TO TURN IT BACK INTO A HOME BUT IT HAS LOADS OF POTENTIAL! NICE OPEN FLOOR PLAN WITH LOTS OF WINDOW SPACE & A WONDERFUL CROSS BREEZE TO KEEP YOU COOL. LOTS OF ROOM TO EXPAND & ADD A POOL. BIGGEST CHALLENGE - NO KITCHEN. DON'T MISS! **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Needs Major Repair **Parking:** Covered - 3+, Open **Total Parking:** 4 **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