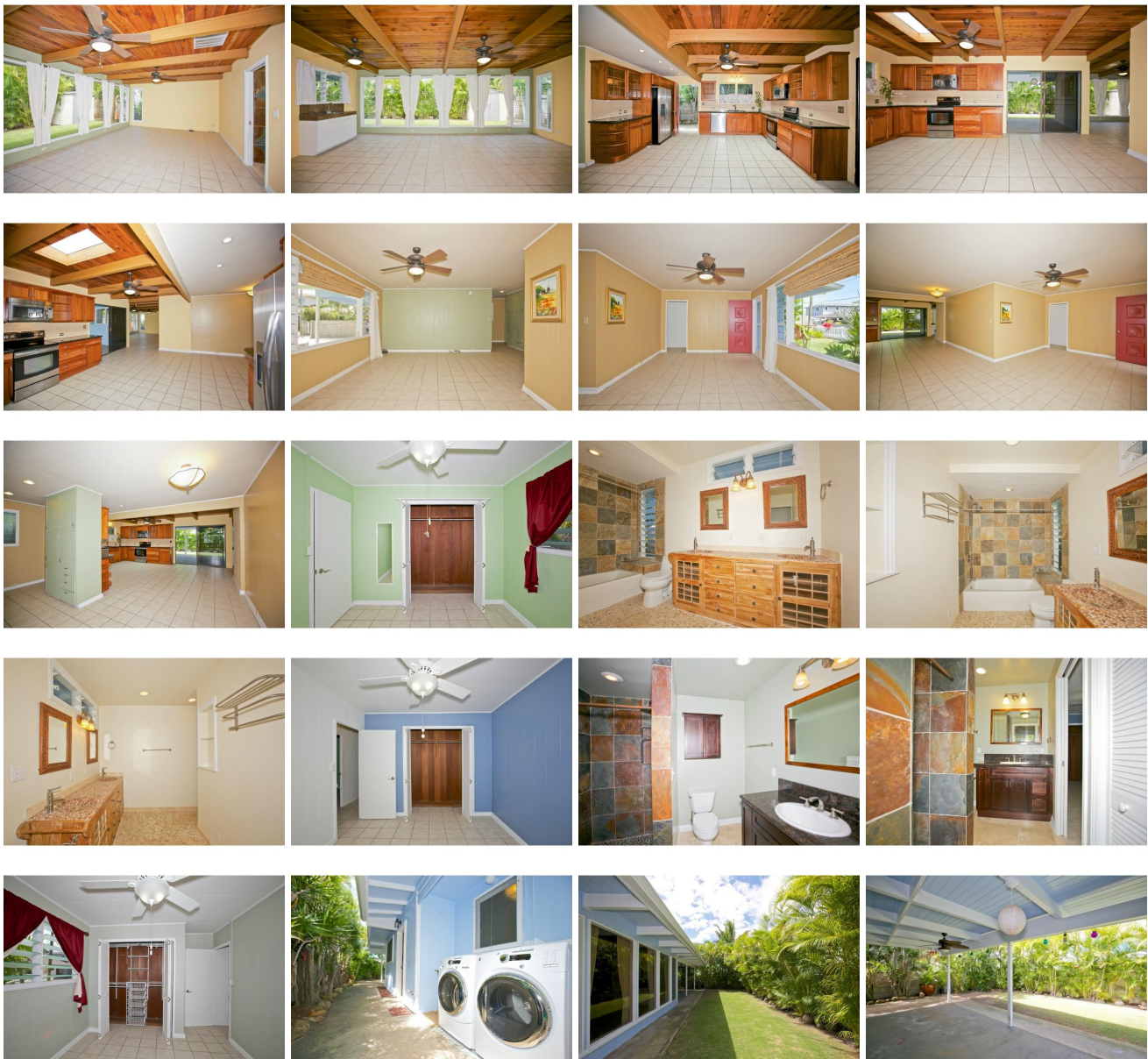


## **445B N Kainalu Drive, Kailua 96734 \* \$968,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$940,000                                           | Sold Date: 05-02-2014                             | Sold Ratio: 97%                |
| Beds: <b>3</b>                                                  | MLS#: <b><u>201402594</u>, FS</b>                 | Year Built: <b>1960</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>1981</b>         |
| Living Sq. Ft.: <b>1,944</b>                                    | List Date & DOM: <b>02-24-2014 &amp; 70</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>5,400</b>                                      | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$201,500</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$180/2013</b>                       | Land: <b>\$495,200</b>         |
| Total Sq. Ft. <b>1,944</b>                                      | Neighborhood: <b>Kalama-cnut Grov</b>             | Total: <b>\$696,700</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>2 Car, Carport, Street</b>                          | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** Beautiful and cozy single level home located in the Kalama Tract/Coconut Grove neighborhood of Kailua. Gorgeous white sandy beach just a couple blocks away! Home has newer kitchen and bathroom upgrades, new roof and PV system, exterior has been repainted, water filtration system, newer appliances, skylight and roof vent/exhaust. Enjoy country living with this white picket fence dream home. **Sale Conditions:** None **Schools:** [Kainalu](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                              | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">445B N Kainalu Drive</a> | <a href="#">\$968,000</a> | 3 & 2/0  | 1,944   \$498 | 5,400   \$179 | 70  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">445B N Kainalu Drive</a> | \$180   \$0   \$0   | \$495,200     | \$201,500         | \$696,700      | 139%  | 1960 & 1981      |

| Address                              | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">445B N Kainalu Drive</a> | \$940,000  | 05-02-2014 | 97%        | 97%            | Conventional |

[445B N Kainalu Drive](#) - MLS#: [201402594](#) - Beautiful and cozy single level home located in the Kalama Tract/Coconut Grove neighborhood of Kailua. Gorgeous white sandy beach just a couple blocks away! Home has newer kitchen and bathroom upgrades, new roof and PV system, exterior has been repainted, water filtration system, newer appliances, skylight and roof vent/exhaust. Enjoy country living with this white picket fence dream home. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Excellent **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Kainalu](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market