

## **722 Maluniu Avenue, Kailua 96734 \* \$779,000**

|                                                               |                                                   |                                 |
|---------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Sold Price: \$790,000                                         | Sold Date: 06-02-2014                             | Sold Ratio: 101%                |
| Beds: <b>4</b>                                                | MLS#: <b>201405853, FS</b>                        | Year Built: <b>1948</b>         |
| Bath: <b>2/0</b>                                              | Status: <b>Sold</b>                               | Remodeled: <b>2004</b>          |
| Living Sq. Ft.: <b>1,819</b>                                  | List Date & DOM: <b>04-07-2014 &amp; 57</b>       | Total Parking: <b>3</b>         |
| Land Sq. Ft.: <b>5,016</b>                                    | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$148,400</b>      |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$178/2013</b>                       | Land: <b>\$460,900</b>          |
| Total Sq. Ft. <b>1,819</b>                                    | Neighborhood: <b>Kalama-cnut Grov</b>             | Total: <b>\$609,300</b>         |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / Yes</b> |
| Parking: <b>3 Car+, Carport, Driveway</b>                     | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Garden</b>                               |                                 |

**Public Remarks:** Great opportunity! Private, spacious larger family home in desirable neighborhood close to beach and Kailua Town. Upgrades include newer kitchen with granite counter tops, laminate floors, split A/Cs, newer paint and separate laundry room. Cute low maintenance yard is perfect for kids and pets. Square footage doesn't agree with tax office - home is to be conveyed "as is". **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                            | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">722 Maluniu Avenue</a> | <a href="#">\$779,000</a> | 4 & 2/0  | 1,819   \$428 | 5,016   \$155 | 57  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">722 Maluniu Avenue</a> | \$178   \$0   \$0   | \$460,900     | \$148,400         | \$609,300      | 128%  | 1948 & 2004      |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms     |
|------------------------------------|------------|------------|------------|----------------|----------------|
| <a href="#">722 Maluniu Avenue</a> | \$790,000  | 06-02-2014 | 101%       | 101%           | Conventional 0 |

[722 Maluniu Avenue](#) - MLS#: [201405853](#) - Great opportunity! Private, spacious larger family home in desirable neighborhood close to beach and Kailua Town. Upgrades include newer kitchen with granite counter tops, laminate floors, split A/Cs, newer paint and separate laundry room. Cute low maintenance yard is perfect for kids and pets. Square footage doesn't agree with tax office - home is to be conveyed "as is". **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Above Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** Garden **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market