427 N Kainalu Drive, Kailua 96734 * $1,295,000

Sold Price: $1,300,000	Sold Date: 02-24-2015	Sold Ratio: 100%
Beds: **4**	MLS#: **201501770, FS**	Year Built: **1949**
Bath: **4/1**	Status: **Sold**	Remodeled: **2011**
Living Sq. Ft.: **2,159**	List Date & DOM: **02-02-2015** & **16**	Total Parking: **2**
Land Sq. Ft.: **10,000**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **564**	Frontage:	Building: **$360,600**
Sq. Ft. Other: **60**	Tax/Year: **$280/2014**	Land: **$601,300**
Total Sq. Ft. **2,783**	Neighborhood: **Kalama-cnut Grov**	Total: **$961,900**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **2 Car, Carport**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Garden, Mountain**	

Public Remarks: TWO DWELLINGS (Legal, non-conforming) on Large 10Ksqft Lot. First Dwelling (Main House) Features a 3BD/2BA , Livn/Dining, Full Kitchen w/ attached Lge Studio,Wetbar & (unpermitted) Full Bath. 2nd Dwelling (remodeled in 2011), features a 2nd story breezy 480 sqft Studio w/full bath, Kitchennete, insulated walls,& ceilings. Pella Dual Pane Windows, Mini-split a/c, & IPE decking. 1st level features open workshop, 1/2 bath, storage.Huge,manicured backyard w/sprinklr systm, Tons of Storage Space. Two Blocks to Kailua Beach. Shopping, Dining, Beach minutes away! Come home to Kailua! **Sale Conditions:** None **Schools:** Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info











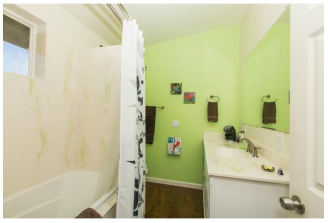










Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
427 N Kainalu Drive	$1,295,000	4 & 4/1	2,159 | $600	10,000 | $130	16

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
427 N Kainalu Drive	$280 | $0 | $0	$601,300	$360,600	$961,900	135%	1949 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
427 N Kainalu Drive	$1,300,000	02-24-2015	100%	100%	Cash

427 N Kainalu Drive - MLS#: 201501770 - TWO DWELLINGS (Legal, non-conforming) on Large 10Ksqft Lot. First Dwelling (Main House) Features a 3BD/2BA , Livn/Dining, Full Kitchen w/ attached Lge Studio,Wetbar & (unpermitted) Full Bath. 2nd Dwelling (remodeled in 2011), features a 2nd story breezy 480 sqft Studio w/full bath, Kitchennete, insulated walls,& ceilings. Pella Dual Pane Windows, Mini-split a/c, & IPE decking. 1st level features open workshop, 1/2 bath, storage.Huge,manicured backyard w/sprinklr systm, Tons of Storage Space. Two Blocks to Kailua Beach. Shopping, Dining, Beach minutes away! Come home to Kailua! **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Above Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Garden, Mountain **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