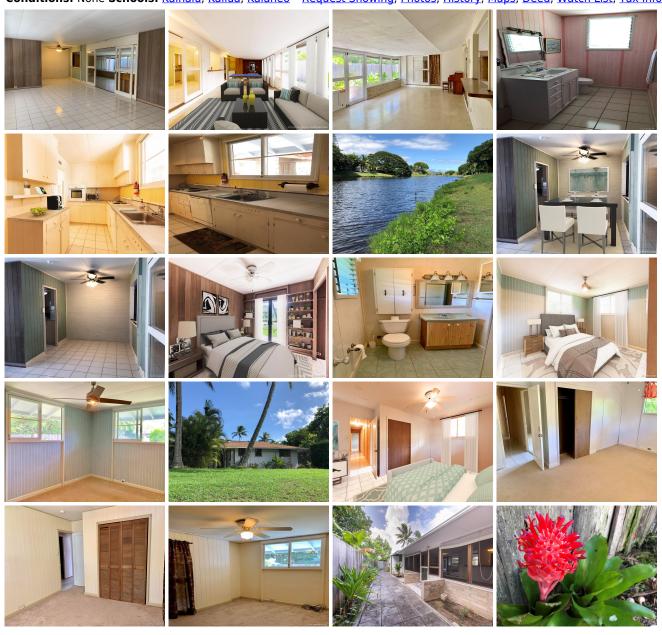
1235 Kainui Drive, Kailua 96734 * \$895,000 * Originally \$1,150,000

Sold Price: \$900,000 Sold Date: 02-07-2020 Sold Ratio: 101% Beds: 4 MLS#: 201905666, FS Year Built: 1957 Bath: 2/0 Status: Sold Remodeled: Living Sq. Ft.: 1,488 List Date & DOM: 03-10-2019 & 205 Total Parking: 2 Land Sq. Ft.: 6,391 Condition: Average, Fair **Assessed Value** Frontage: Waterfront Stream/Canal, Lanai Sg. Ft.: 140 Building: \$228,200 Sq. Ft. Other: 420 Tax/Year: \$270/2018 Land: \$698,800 Total Sq. Ft. 2,048 Neighborhood: Koolaupoko Total: \$927,000 Maint./Assoc. **\$0 / \$0** Flood Zone: Zone X - Tool Stories / CPR: One / Yes

Parking: 2 Car, Carport, Street Frontage: Stream/Canal, Waterfront Zoning: 03 - R10 - Residential District View: Marina/Canal, Mountain

Public Remarks: PRICE REDUCE below tax assessed value!!! OPEN HOUSE Sunday, November 11, 2019, from 2-4 PM. Live the Kailua life - imagine kayaking, stand-up paddling or launching a small boat from your backyard on Kawainui Canal to Kailua Bay. Close to Kainalu Elementary and Kalaheo High School and Kailua Town, as well as easy access to H-3. Close to beautiful, sandy Kailua Beach. This is a Fee Simple 4 bed/2bath redwood CPR home with no fees, Private fenced yard. Home is sold "as is" but the seller is offering a credit of \$7,500.00 to the buyer at closing. Easy to see on short notice. **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
1235 Kainui Drive	\$895,000	4 & 2/0	1,488 \$601	6,391 \$140	205

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1235 Kainui Drive	\$270 \$0 \$0	\$698,800	\$228,200	\$927,000	97%	1957 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1235 Kainui Drive	\$900,000	02-07-2020	101%	78%	VA 5000

1235 Kainui Drive - MLS#: 201905666 - Original price was \$1,150,000 - PRICE REDUCE below tax assessed value!!! OPEN HOUSE Sunday, November 11, 2019, from 2-4 PM. Live the Kailua life - imagine kayaking, stand-up paddling or launching a small boat from your backyard on Kawainui Canal to Kailua Bay. Close to Kainalu Elementary and Kalaheo High School and Kailua Town, as well as easy access to H-3. Close to beautiful, sandy Kailua Beach. This is a Fee Simple 4 bed/2bath redwood CPR home with no fees, Private fenced yard. Home is sold "as is" but the seller is offering a credit of \$7,500.00 to the buyer at closing. Easy to see on short notice. **Region:** Kailua **Neighborhood:** Koolaupoko **Condition:** Average, Fair **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Marina/Canal, Mountain **Frontage:** Stream/Canal, Waterfront **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