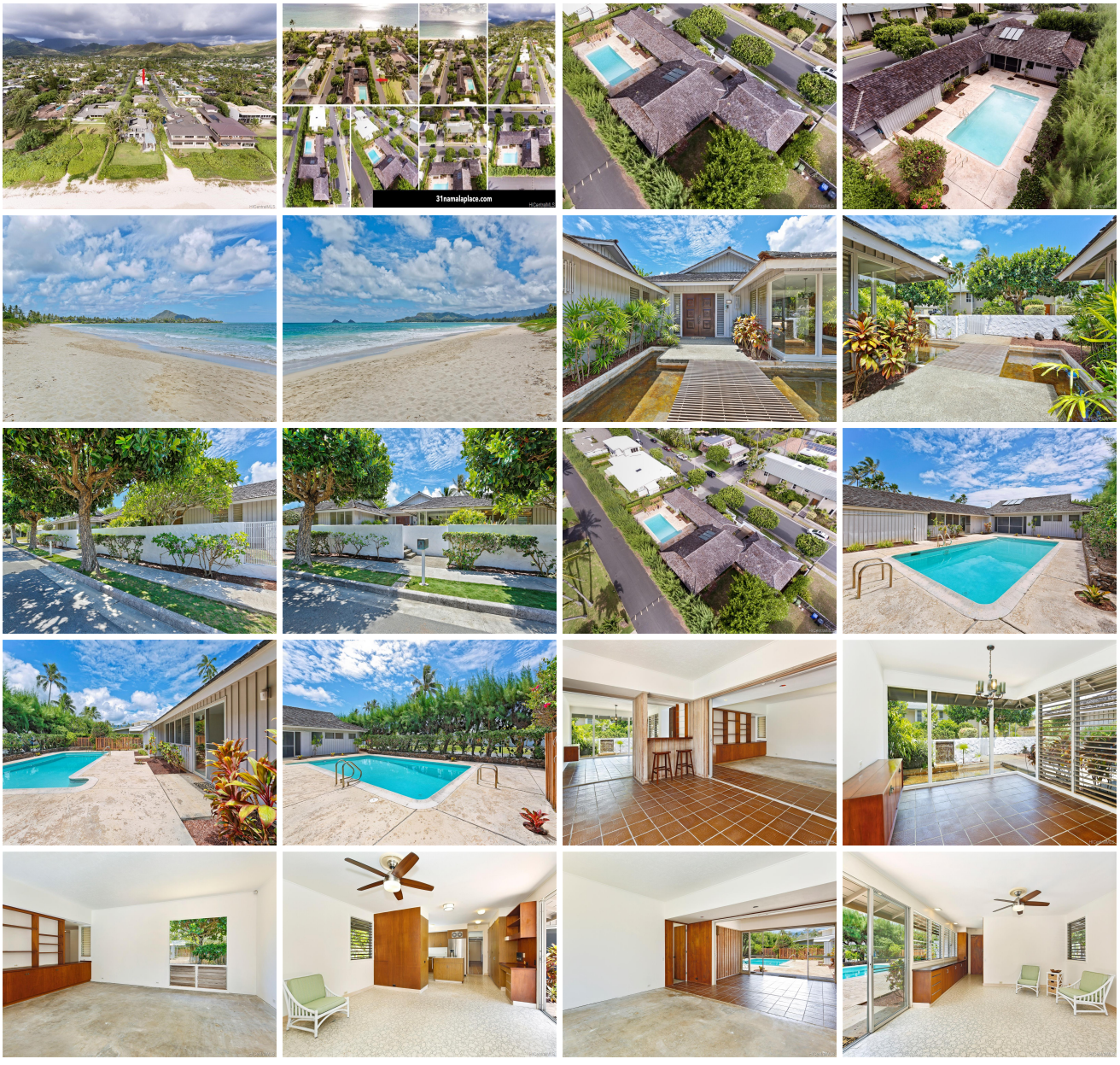
31 Namala Place, Kailua 96734 * $1,800,000 * Originally $2,200,000

Sold Price: $1,750,000	Sold Date: 11-20-2019	Sold Ratio: 97%
Beds: **4**	MLS#: **201923627, FS**	Year Built: **1968**
Bath: **2/1**	Status: **Sold**	Remodeled: **1969**
Living Sq. Ft.: **2,625**	List Date & DOM: **08-22-2019** & **69**	Total Parking: **4**
Land Sq. Ft.: **10,098**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$374,900**
Sq. Ft. Other: **0**	Tax/Year: **$565/2018**	Land: **$1,664,100**
Total Sq. Ft. **2,625**	Neighborhood: **Beachside**	Total: **$2,039,000**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+, Driveway, Garage, Street**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Mountain**	

Public Remarks: New Price and a Great Value. World famous Kailua Beach is two houses away from this classic, single Kama'aina home. Designed by the famous Mid-Century Architect George Hogan, Namala Place has deeded access to the beach. This provides an opportunity for you to enjoy the sand, surf and Pacific Blue Ocean within steps of your front door. First time on the market in over 33 years, this home is perfect for Holiday enjoyment and Family gatherings. With a Mid-Century Modern feel, this "Hawaiian Style" home flows nicely. Perfect for outdoor barbecues and relaxation, the backyard and pool deck are surrounded by manicured Ironwoods and hedges. This Diamond in the rough is in its original condition and needs some polishing to make it sparkle. The Property will be sold in As-Is Condition. **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
31 Namala Place	**$1,800,000**	4 & 2/1	2,625 | $686	10,098 | $178	69

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
31 Namala Place	$565 | $0 | $0	$1,664,100	$374,900	$2,039,000	88%	1968 & 1969

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
31 Namala Place	$1,750,000	11-20-2019	97%	80%	Cash

31 Namala Place - MLS#: 201923627 - Original price was $2,200,000 - New Price and a Great Value. World famous Kailua Beach is two houses away from this classic, single Kama'aina home. Designed by the famous Mid-Century Architect George Hogan, Namala Place has deeded access to the beach. This provides an opportunity for you to enjoy the sand, surf and Pacific Blue Ocean within steps of your front door. First time on the market in over 33 years, this home is perfect for Holiday enjoyment and Family gatherings. With a Mid-Century Modern feel, this "Hawaiian Style" home flows nicely. Perfect for outdoor barbecues and relaxation, the backyard and pool deck are surrounded by manicured Ironwoods and hedges. This Diamond in the rough is in its original condition and needs some polishing to make it sparkle. The Property will be sold in As-Is Condition. **Region:** Kailua **Neighborhood:** Beachside **Condition:** Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** In Ground,Tile **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