

### **132 Maluniu Avenue, Kailua 96734 \* \$775,000**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$760,000                                         | Sold Date: 11-27-2019                             | Sold Ratio: 98%                |
| Beds: <b>2</b>                                                | MLS#: <b>201924278, FS</b>                        | Year Built: <b>1940</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Sold</b>                               | Remodeled: <b>1949</b>         |
| Living Sq. Ft.: <b>558</b>                                    | List Date & DOM: <b>08-30-2019 &amp; 16</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>5,000</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:                                         | Building: <b>\$44,500</b>      |
| Sq. Ft. Other: <b>1,080</b>                                   | Tax/Year: <b>\$192/2019</b>                       | Land: <b>\$763,100</b>         |
| Total Sq. Ft. <b>1,638</b>                                    | Neighborhood: <b>Kalama-cnut Grov</b>             | Total: <b>\$807,600</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, Driveway</b>                               | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** Fixer in great neighborhood!! Sold in As Is condition. Lots of potential with this property. Seller will need 30-90 day rent back. Aggressively priced. Main house is two bedrooms and one bath. Patio enclosure 1080 sq ft, huge living area with one bath. No for sale sign on property. Call Danny for more details. **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                            | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">132 Maluniu Avenue</a> | <a href="#">\$775,000</a> | 2 & 2/0  | 558   \$1,389 | 5,000   \$155 | 16  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">132 Maluniu Avenue</a> | \$192   \$0   \$0   | \$763,100     | \$44,500          | \$807,600      | 96%   | 1940 & 1949      |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">132 Maluniu Avenue</a> | \$760,000  | 11-27-2019 | 98%        | 98%            | Conventional |

[132 Maluniu Avenue](#) - MLS#: [201924278](#) - Fixer in great neighborhood!! Sold in As Is condition. Lots of potential with this property. Seller will need 30-90 day rent back. Aggressively priced. Main house is two bedrooms and one bath. Patio enclosure 1080 sq ft, huge living area with one bath. No for sale sign on property. Call Danny for more details. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Average **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market