

324D Kalama Street, Kailua 96734 * \$875,000

Sold Price: \$950,000	Sold Date: 12-22-2021	Sold Ratio: 109%
Beds: 3	MLS#: 202126740, FS	Year Built: 1951
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,108	List Date & DOM: 10-26-2021 & 15	Total Parking: 2
Land Sq. Ft.: 5,815	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$66,200
Sq. Ft. Other: 432	Tax/Year: \$255/2021	Land: \$807,000
Total Sq. Ft. 1,540	Neighborhood: Coconut Grove	Total: \$3,056
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car, Carport	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: First time on market classic, charming 3 bedroom 1 bath home located at the end of a quiet shared driveway, close to public beach access and town. Landscaped fish ponds in front of home add charm. Tile walls surrounding the property provides privacy. Great Opportunities with family room and bath and an open styled storage area added by seller (no permits found). A contractor was hired to build the 2nd bathroom. Electrical and plumbing are almost original but some electrical repairs were made to wall switches. Seller will provide survey done in 2016 by Wesley Tengan. Price reflects the "as is" condition with no repairs or credits. Seller intends to do a 1031 Exchange. There is a very nice breeze through out the home as a bonus on a warm day **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
324D Kalama Street	\$875,000	3 & 1/0	1,108 \$790	5,815 \$150	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
324D Kalama Street	\$255 \$0 \$0	\$807,000	\$66,200	\$3,056	28,632%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
324D Kalama Street	\$950,000	12-22-2021	109%	109%	Conventional

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DOM = Days on Market