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

324D Kalama Street - MLS#: 202126740 - 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 **Region:** Kailua **Neighborhood:** Coconut Grove **Condition:** Average **Parking:** 1 Car, Carport **Total Parking:** 2 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market