254 Mookua Street, KAILUA 96734 * $469,900 * Originally $475,000

Sold Price: $470,000	Sold Date: 07-18-2003	Sold Ratio: 100%
Beds: **3**	MLS#: **2305715, FS**	Year Built: **1944**
Bath: **2/0**	Status: **Sold**	Remodeled: **1987**
Living Sq. Ft.: **1,512**	List Date & DOM: **05-02-2003** & **34**	Total Parking: **0**
Land Sq. Ft.: **5,600**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **216**	Frontage: **Other**	Building: **$93,900**
Sq. Ft. Other: **288**	Tax/Year: **$53/2002**	Land: **$182,200**
Total Sq. Ft. **2,016**	Neighborhood: **Kalama-cnut Grov**	Total: **$276,100**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Carport**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Garden**	

Public Remarks: WELL-MAINTAINED CHARMING HOME IN DESIRABLE NEIGHBORHOOD. MUST SEE! LESS THAN 10 MINUTE WALK TO BEACH. LARGE BACK YARD. GREAT FOR KIDS,PETS,BBQ FULLY FENCED, LGE FAMILY ROOM AND LIVING ROOM. SOLD AS-IS. **Sale Conditions: Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
254 Mookua Street	**$469,900**	3 & 2/0	1,512 | $311	5,600 | $84	34

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
254 Mookua Street	$53 | $0 | $0	$182,200	$93,900	$276,100	170%	1944 & 1987

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
254 Mookua Street	$470,000	07-18-2003	100%	99%	Conventional

254 Mookua Street - MLS#: 2305715 - Original price was $475,000 - WELL-MAINTAINED CHARMING HOME IN DESIRABLE NEIGHBORHOOD. MUST SEE! LESS THAN 10 MINUTE WALK TO BEACH. LARGE BACK YARD. GREAT FOR KIDS,PETS,BBQ FULLY FENCED, LGE FAMILY ROOM AND LIVING ROOM. SOLD AS-IS. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Above Average **Parking:** 2 Car, Carport **Total Parking:** 0 **View:** Garden **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions: Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market