

146 Maluniu Avenue Unit B, Kailua 96734 * \$490,000 * Originally \$465,000

Sold Price: \$482,500	Sold Date: 10-22-2004	Sold Ratio: 98%
Beds: 3	MLS#: 2411250, FS	Year Built: 1952
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 832	List Date & DOM: 07-20-2004 & 42	Total Parking: 0
Land Sq. Ft.: 5,000	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$59,800
Sq. Ft. Other: 0	Tax/Year: \$88/2003	Land: \$220,000
Total Sq. Ft. 832	Neighborhood: Kalama-cnut Grov	Total: \$279,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: nice starter home in beautiful coconut grove, set in a quiet cul-de-sac on leval land. sale is subject to a 1031 exchange with no added costs to the buyer. seller is a licensed realtor in the state of hawaii. **Sale Conditions:** Subject To Replacement Property **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
146 Maluniu Avenue B	\$490,000	3 & 1/0	832 \$589	5,000 \$98	42

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
146 Maluniu Avenue B	\$88 \$0 \$0	\$220,000	\$59,800	\$279,800	175%	1952 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
146 Maluniu Avenue B	\$482,500	10-22-2004	98%	104%	Conventional

[146 Maluniu Avenue B](#) - MLS#: [2411250](#) - Original price was \$465,000 - nice starter home in beautiful coconut grove, set in a quiet cul-de-sac on leval land. sale is subject to a 1031 exchange with no added costs to the buyer. seller is a licensed realtor in the state of hawaii. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Average **Parking:** 1 Car **Total Parking:** 0 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market