445C N Kainalu Drive, Kailua 96734 * $849,000 * Originally $895,000

Sold Price: $815,000	Sold Date: 05-04-2005	Sold Ratio: 96%
Beds: **6**	MLS#: **2418739, FS**	Year Built: **1970**
Bath: **3/1**	Status: **Sold**	Remodeled: **2002**
Living Sq. Ft.: **2,820**	List Date & DOM: **12-09-2004** & **107**	Total Parking: **0**
Land Sq. Ft.: **5,960**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **96**	Frontage: **Other**	Building: **$281,100**
Sq. Ft. Other: **0**	Tax/Year: **$187/2004**	Land: **$359,100**
Total Sq. Ft. **2,916**	Neighborhood: **Kalama-cnut Grov**	Total: **$640,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Carport, Garage**	Frontage: **Other**	
Zoning: **03 - R10 - Residential District**	View: **Mountain, Sunrise**	

Public Remarks: Real 2 family living. In and outside stair access to 2nd floor. 3/1.5 up and 3/2 down. Detached 2 car garage and 2 car carport. **Sale Conditions: Schools:** Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
445C N Kainalu Drive	**$849,000**	6 & 3/1	2,820 | $301	5,960 | $142	107

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445C N Kainalu Drive	$187 | $0 | $0	$359,100	$281,100	$640,200	133%	1970 & 2002

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
445C N Kainalu Drive	$815,000	05-04-2005	96%	91%	Conventional

445C N Kainalu Drive - MLS#: 2418739 - Original price was $895,000 - Real 2 family living. In and outside stair access to 2nd floor. 3/1.5 up and 3/2 down. Detached 2 car garage and 2 car carport. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Above Average **Parking:** 3 Car+, Carport, Garage **Total Parking:** 0 **View:** Mountain, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions: Schools:** Kainalu, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market