451 Keolu Drive, Kailua 96734 * $975,000 * Originally $950,000

Sold Price: $965,000	Sold Date: 08-12-2005	Sold Ratio: 99%
Beds: **3**	MLS#: **2501277, FS**	Year Built: **1999**
Bath: **3/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,083**	List Date & DOM: **01-26-2005** & **151**	Total Parking: **0**
Land Sq. Ft.: **5,750**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **720**	Frontage: **Conservation, Lake/Pond, Preservation**	Building: **$452,700**
Sq. Ft. Other: **70**	Tax/Year: **$191/2005**	Land: **$355,800**
Total Sq. Ft. **2,873**	Neighborhood: **Kaopa**	Total: **$808,500**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway, Garage, Street**	Frontage: **Conservation, Lake/Pond, Preservation**	
Zoning: **05 - R-5 Residential District**	View: **Marina/Canal, Mountain, Other**	

Public Remarks: Custom-built spacious home on the bank of Enchanted Lake. Must see to appreciate! The upstair baths have 2 sinks each & the Master bath has separate shower & bathtub. Recessed lighting, rock garden w/ water feature, cable-ready in all bedrooms, Hertco kitchen cabinets & granite countertops, monier tile roof & matching mailbox, security alarm includes smoke detection. A Louis Fung designed house! **Sale Conditions: Schools:** Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
451 Keolu Drive	**$975,000**	3 & 3/0	2,083 | $468	5,750 | $170	151

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
451 Keolu Drive	$191 | $0 | $0	$355,800	$452,700	$808,500	121%	1999 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
451 Keolu Drive	$965,000	08-12-2005	99%	102%	Conventional

451 Keolu Drive - MLS#: 2501277 - Original price was $950,000 - Custom-built spacious home on the bank of Enchanted Lake. Must see to appreciate! The upstair baths have 2 sinks each & the Master bath has separate shower & bathtub. Recessed lighting, rock garden w/ water feature, cable-ready in all bedrooms, Hertco kitchen cabinets & granite countertops, monier tile roof & matching mailbox, security alarm includes smoke detection. A Louis Fung designed house! **Region:** Kailua **Neighborhood:** Kaopa **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 0 **View:** Marina/Canal, Mountain, Other **Frontage:** Conservation,Lake/Pond,Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions: Schools:** Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market