3247 Kalua Place, Honolulu 96816 * $665,000 * Originally $719,000

Beds:	**2**	MLS#:	**2612557, FS**	Year Built:	**1947**
Bath:	**1/0**	Status:	**Cancelled**	Remodeled:	
Living Sq. Ft.:	**1,353**	List Date & DOM:	**07-06-2006** & **168**	Total Parking:	**0**
Land Sq. Ft.:	**8,932**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$120,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$250/2006**	Land:	**$675,700**
Total Sq. Ft.	**1,353**	Neighborhood:	**Palolo**	Total:	**$796,000**
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:	**City, Diamond Head, Garden, Mountain, Ocean, Sunrise**		

Public Remarks: Great Possibilities for a Dream Home or Development with this 8932 sq.ft.R-5 zone Property at the end of the cul-de-sac.Panoramic views of Diamond Head and Palolo Valley from this quite well kept 2 bedroom / 1 bath home. Will be sold As Is condition. Home does not agree with tax records .Use Dennis Ching at Integrity Escrow and Title Co. Please include Abe Lee Realty Standard Addenduem. **Sale Conditions: Schools:** Aliiolani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3247 Kalua Place	**$665,000**	2 & 1/0	1,353 | $492	8,932 | $74	168

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3247 Kalua Place	$250 | $0 | $0	$675,700	$120,300	$796,000	84%	1947 & NA

3247 Kalua Place - MLS#: 2612557 - Original price was $719,000 - Great Possibilities for a Dream Home or Development with this 8932 sq.ft.R-5 zone Property at the end of the cul-de-sac.Panoramic views of Diamond Head and Palolo Valley from this quite well kept 2 bedroom / 1 bath home. Will be sold As Is condition. Home does not agree with tax records .Use Dennis Ching at Integrity Escrow and Title Co. Please include Abe Lee Realty Standard Addenduem. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Average **Parking:** 1 Car, Carport **Total Parking:** 0 **View:** City, Diamond Head, Garden, Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions: Schools:** Aliiolani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market