

**736B Maluniu Avenue, Kailua 96734 \* \$659,000 \* Originally \$699,000**

Sold Price: \$610,000      Sold Date: 07-16-2009      Sold Ratio: 93%  
Beds: **4**      MLS#: **2902155, FS**      Year Built: **1974**  
Bath: **3/0**      Status: **Sold**      Remodeled: **1994**  
Living Sq. Ft.: **1,862**      List Date & DOM: **02-10-2009 & 104**      Total Parking: **0**  
Land Sq. Ft.: **4,170**      Condition: **Above Average**      [Assessed Value](#)  
Lanai Sq. Ft.: **290**      Frontage: **Other**      Building: **\$233,400**  
Sq. Ft. Other: **121**      Tax/Year: **\$178/2008**      Land: **\$494,800**  
Total Sq. Ft.: **2,273**      Neighborhood: **Kalama-cnut Grov**      Total: **\$728,200**  
Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Two / No**  
Parking: **3 Car+, Carport, Driveway, Street**      Frontage: **Other**  
[Zoning](#): **05 - R-5 Residential District**      View: **City, Garden, Mountain**

**Public Remarks:** Large 2 Story Home, Mother-In-Law/Guest Quarters, ELEVATOR, Custom POOL, LARGE Covered CARPORT, Wrap Around Balcony, Sky lights, Wet Bar, Outdoor Pool Bath, recessed lighting, Corian countertops. In 1994 original house raised: bottom floor added, Permits verified through City and Council of HNL. **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 |
|-------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">736B Maluniu Avenue</a> | <b>\$659,000</b> | 4 & 3/0  | 1,862   \$354 | 4,170   \$158 | 104 |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">736B Maluniu Avenue</a> | \$178   \$0   \$0   | \$494,800     | \$233,400         | \$728,200      | 90%   | 1974 & 1994      |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|-------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">736B Maluniu Avenue</a> | \$610,000  | 07-16-2009 | 93%        | 87%            | Conventional |

[736B Maluniu Avenue](#) - MLS#: [2902155](#) - Original price was \$699,000 - Large 2 Story Home, Mother-In-Law/Guest Quarters, ELEVATOR, Custom POOL, LARGE Covered CARPORT, Wrap Around Balcony, Sky lights, Wet Bar, Outdoor Pool Bath, recessed lighting, Corian countertops. In 1994 original house raised: bottom floor added, Permits verified through City and Council of HNL. **Region:** Kailua **Neighborhood:** Kalama-cnut Grov **Condition:** Above Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 0 **View:** City, Garden, Mountain **Frontage:** Other **Pool:** In Ground **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