522 Ulukou Street, Kailua 96734 * $799,000 * Originally $824,900

Sold Price: $792,000	Sold Date: 01-22-2010	Sold Ratio: 99%
Beds: **4**	MLS#: **2913870, FS**	Year Built: **1976**
Bath: **2/1**	Status: **Sold**	Remodeled: **2009**
Living Sq. Ft.: **2,245**	List Date & DOM: **10-21-2009** & **47**	Total Parking: **0**
Land Sq. Ft.: **7,509**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **250**	Frontage:	Building: **$154,100**
Sq. Ft. Other: **250**	Tax/Year: **$188/2009**	Land: **$585,100**
Total Sq. Ft. **2,745**	Neighborhood: **Olomana**	Total: **$739,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain**	

Public Remarks: Beautifully upgraded home in the desirable Olomana neighborhood. Sit on your exotic hardwood lanai and enjoy views of the Koolau's or enjoy a swim in your sparkling pool. The home features a large master suite, stainless steel appliances, custom bathroom cabinets, formal dining room, and a large private backyard with pool and tropical landscapes.
Sale Conditions: Schools: Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
522 Ulukou Street	**$799,000**	4 & 2/1	2,245 | $356	7,509 | $106	47

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
522 Ulukou Street	$188 | $0 | $0	$585,100	$154,100	$739,200	108%	1976 & 2009

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
522 Ulukou Street	$792,000	01-22-2010	99%	96%	Conventional 9500

522 Ulukou Street - MLS#: 2913870 - Original price was $824,900 - Beautifully upgraded home in the desirable Olomana neighborhood. Sit on your exotic hardwood lanai and enjoy views of the Koolau's or enjoy a swim in your sparkling pool. The home features a large master suite, stainless steel appliances, custom bathroom cabinets, formal dining room, and a large private backyard with pool and tropical landscapes. **Region:** Kailua **Neighborhood:** Olomana **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 0 **View:** Mountain **Frontage: Pool:** In Ground,Plaster **Zoning:** 04 - R-7.5 Residential District **Sale Conditions: Schools:** Maunawili, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market