



**Single Family**

**ML#:** 1001885 **Active**  
**TMK:** 1-4-2-069-034-0000  
**Addr:** [1076 Lunahooia Pl](#)  
**City:** Kailua HI  
**Regn:** Kailua

**List:** \$915,000 FS - Fee Simple  
**Zip:** 96734  
**Neighborhood:** MAUNAWILI

**Roofd Liv Ar:** 1,968 **New Dev/Const:** No **Bedrms:** 4  
**Roofd Oth Ar:** **Yr Built:** 1965 **Baths:** 3 / 0  
**Opn Lanai Ar:** **Remod Yr:** **Furnished:**

**Garage SF:** **Fractional:** No **Mon Maint Fees:** \$  
**Land SF:** 15,558 **Flood:** D **Mon Assn Fees:** \$  
**Acres:** 0.357 **Mon Rental Inc:** \$ **Other Mon Fees:** \$  
**Zoning:** 04 - R-7.5 Residential District **Total Mon Fees:** \$0

**Assd Val Land:** \$664,500  
**Assd Val Imprv:** \$244,500  
**Assd Val Total:** \$909,000  
**Community Assn:**

**Tax Year:** 2009  
**Mon Taxes:** \$236  
**Home Exemp:** 80000  
**Community Assn #:**

**Elem School:** Maunawili  
**Middle School:** Kailua  
**High School:** Kailua  
**CPR:** No **Public Rpt #:**

Truly lush tropical setting - Backyard paradise! Over 15,000sf lot w/pool. Single level w/lg lanai. Nicely upgraded & expanded. Located on a private cul de sac in highly desired Maunawili.

<b>View</b> Mountain	<b>Roofing</b> Asphalt Shingle	Microwave	<b>Roads</b> Paved
<b>Lot Description</b> Clear	<b>Pool</b> In Ground	Microwave Hood	<b>Possession</b> At Closing
<b>Predominant Topography</b> Level	<b>Amenities</b> Wall/Fence	Refrigerator	Seller Lease Back
Up Slope	<b>Additional Rooms</b> Dining Room	Smoke Detector	<b>Terms Acceptable</b> Cash
<b>Location</b> Cul-De-Sac	Eat In Kitchen/Nook	Washer	Conventional
<b>Number of Stories</b> One	Enclosed Lanai	<b>Easements</b> None	<b>Sale Conditions</b> Subject To Replacement Property
<b>Building Style</b> Detached	Laundry Room	<b>Set-Backs</b> C&C	<b>Land Recorded</b> Land Court
<b>Property Condition</b> Excellent	<b>Floor Covering</b> Ceramic Tile	<b>Disclosures</b> Pet On Property	<b>Showing</b> Appointment Only
<b>Parking</b> 2Car	Laminate	Property Disclosure Stmt	Listor Must Be Present
Carport	W/W Carpet	<b>Other Fee Includes</b> None	Two Day Notice Reqd
<b>Construction/Exterior Finish</b> DoubleWall	<b>Inclusions</b> Cable TV	<b>Utilities Included</b> Connected	
Single Wall	Ceiling Fan	Internet Cable	
	Dishwasher	Public Water	
	Disposal	Telephone	
	Dryer	Underground Electricity	
		Water	

LO: Prudential Locations LLC

LD: 2/10/2010

DOM: 2

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