3181 Beaumont Woods Place, Honolulu 96822

Status: Sold	MLS#: **202521971**	Parcel#: **1-2-9-072-013-0000**
List Price: $1,700,000	Original Price: $1,700,000	Price Change: $0
Beds: 3 | Baths: 2/0	Year Built: 1952	Remodeled:
Region: Metro	Neighborhood: Manoa-woodlawn	Building: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **124**
Living Sq Ft: 1,706	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128** 0	Total Sq Ft: 1,948
Land Sq Ft: 39,487	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 242
Total Parking: 5	Date Listed: 10-07-2025	Days on Market: 9
View: City, Mountain, Ocean	Frontage: Preservation	Type: Single Family
Assessed Building: $247,900	Assessed Land: $1,131,700	Assessed Value: $1,379,600
Taxes: $367 | Year: 2025	Maintenence Fee: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **153** $0	Association Fee: $0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Above Average	Parking: 3 Car+, Driveway, Garage	Zoning: 03 - R10 - Residential District
Close Price: $1,700,000	Close Date: 11-17-2025	Financing: Conventional | Concessions:
Elementary:	Middle School:	High School:

Public Remarks: Experience the rare chance to own a private retreat that radiates the charm of old Hawaii, in beautiful Manoa. Situated on a sprawling 39,487 sq. ft. lot at the end of a private road, this exquisite 3-bed, 2-bath home offers peaceful seclusion while being just minutes from Manoa Market Place, University of Hawaii, Waikiki, and more. Thoughtfully upgraded and maintained, this home offers flexible living options, including a 3/1 upstairs with the potential for a 1/1 guest suite with a separate entrance downstairs. Enjoy panoramic mountain-to-Ala Moana views, 19 owned PV panels, tesla battery, EV charger, a remodeled kitchen with gas range/oven, and updated bathrooms. Original oak floors have been lovingly refinished, complemented by travertine, ceramic, and engineered wood in other areas. Restored details include double-hung windows, wooden screens, and mahogany stacking doors that open the dining area to a lush, outdoor lanai, blending indoor-outdoor living . The centerpiece lava rock fireplace adds warmth to the living and family room. Complete with an oversized garage w/ room for potentially up to three cars, this one-of-a-kind home is a must-see. Watch the video and schedule your tour today! **Sale Conditions:** None * Photos, History

Inclusions: Attic Fan, Auto Garage Door Opener, Cable TV, Ceiling Fan, Disposal, Dryer, Photovoltaic - Owned, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor **Utilities:** Cable, Connected, Public Water, Underground Electricity, Water **Construction:** Hollow Tile, Single Wall **Lot Features:** Other **Floor:** Hardwood **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Unknown **Architectural Style:** Detach Single Family **Construction Materials:** Hollow Tile,Single Wall **Roof:** Composition **Flooring:** Hardwood **SecurityFeatures: Easements:** Other **Set Backs:** C&C **Special Listing Conditions:** None **Management Company: Management Company Phone:**



