# 4366 Royal Place, Honolulu 96816

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| Status: Active | MLS#: **202525308** | Parcel#: **1-3-5-002-035-0000** |
| List Price: $8,875,000 | Original Price: $8,875,000 | Price Change: $0 |
| Beds: 5 \| Baths: 5/1 | Year Built: 1989 | Remodeled: 2020 |
| Region: Diamondhd | Neighborhood: Kahala Area | Building:<br>**Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array\|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **122** |
| Living Sq Ft: 6,782 | Other Sq Ft:<br>**Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126**<br>0 | Total Sq Ft: 8,532 |
| Land Sq Ft: 14,809 | Land Tenure: FS - Fee Simple | Lanai Sq Ft: 1,750 |
| Total Parking: 6 | Date Listed: 12-15-2025 | Days on Market: 298 |
| View: Diamond Head, Garden, Mountain, Ocean, Sunrise | Frontage:<br>**Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array\|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **141** | Type: Single Family |
| Assessed Building: $3,105,200 | Assessed Land: $3,101,100 | Assessed Value: $6,206,300 |
| Taxes: $5,280 \| Year: 2026 | Maintenence Fee:<br>**Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **151**<br>$0 | Association Fee: $0 |
| Flood Zone: Zone X | Stories: Two | CPR: No |
| Condition: Excellent | Parking: 3 Car+, Boat, Carport, Driveway, Garage | Zoning: 03 - R10 - Residential District |
| Elementary: Kahala | Middle School: Kaimuki | High School: Kalani |

**Public Remarks:** RARE OCEAN ADJACENT ESTATE ON ROYAL PLACE. Between Royal Place and Kahala Avenue lies an extraordinary estate offering privacy, space and refined coastal living just moments from the ocean. Set on a generous 14,809 sq ft parcel, this remarkable residence features 5 generously sized bedrooms and 5.5 baths, highlighted by a dramatic primary suite with open air lanai, dual walk-in closets and spa-inspired bath. Expansive interiors showcase multiple lounge and living areas designed for entertaining, all overlooking stunning landscaped grounds. A versatile studio apartment w/full bath and kitchenette sits above the 4-car garage, connected through a spacious gym complete w/ climbing wall. Outdoors, an array of inviting spaces includes a sizable poolside covered lanai with dedicated dining and entertaining areas, a free-form swimming pool w/ adjacent spa and cold plunge, dramatic water features and lush tropical landscaping filled w/ flowering trees and stately palms. Blending artistry and discretion, this home captures the essence of modern luxury and timeless sophistication. Conveniently located near multiple beaches, golfing, The Kahala Hotel and premier shopping and dining. Truly a very special property. **Sale Conditions:** None * Photos, History

**Inclusions:** AC Central, AC Split, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Fireplace, Lawn Sprinkler, Microwave, Range Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Maids/Guest Qrters, Patio/Deck, Storage, Wall/Fence, Workshop **Utilities:** Cable, Connected, Gas, Internet, Public Water, Sewer Fee, Telephone **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** Clear **Floor:** Hardwood, Other, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall,Slab,Wood Frame **Roof:** Other **Flooring:** Hardwood,Other,W/W Carpet **SecurityFeatures: Easements:** Electric **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company: Management Company Phone:**