

3036 Kahaloa Drive Unit 2, Honolulu 96822 ** \$1,419,500 * Originally \$1,388,000

Beds: 2	MLS#: 202321572, FS	Year Built: 1940
Bath: 1/1	Status: Active Under Contract	Remodeled: 2023
Living Sq. Ft.: 1,016	List Date & DOM: 09-29-2023 & 165	Total Parking: 3
Land Sq. Ft.: 4,675	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 268	Frontage: Other	Building: \$139,000
Sq. Ft. Other: 0	Tax/Year: \$456/2023	Land: \$990,600
Total Sq. Ft. 1,284	Neighborhood: Manoa-woodlawn	Total: \$1,129,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, Two / Yes
Parking: 3 Car+	Frontage: Other	
Zoning : 03 - R10 - Residential District	View: City, Garden, Mountain, Ocean, Sunrise, Sunset	

Public Remarks: This meticulously renovated cottage w downtown views is adorably chic & offers a level of craftsmanship rivaling new construction. 2/1 up (774 permitted sf) & 0/1 down (~242 sf). The quality interior has been thoughtfully reimaged to maximize space & natural light, while providing ample storage & seamless flow. Most every detail was considered, incl new walls, ceiling, insulation, electric, lighting, fans, vinyl plank flooring, shaker cabinets, stainless steel appliances, quartz counters, marble backsplash, windows, doors, hardware, faucets, & fixtures. Gas h2O heater. Outside: new siding, composite decking, vinyl privacy fencing, landscaping, & lanai. Ample front & back yard space for play, dining, gardening. Under-house storage. The daylight basement area, also appointed to a T, features ample storage, w a renovated full bath & bar sink, offering multiple options. 3 dedicated open parking below. Part of 2 unit CPR, w separate electric & as much privacy as a single-family home. Conveniently located near UH, private schools, shopping, restaurants, & just a short drive to beaches & downtown Honolulu. Don't miss this exceptional opportunity! **Sale Conditions:** None **Schools:** [Manoa](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
3036 Kahaloa Drive 2	\$1,419,500	2 & 1/1	1,016 \$1,397	4,675 \$304	268	0%	0	165

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3036 Kahaloa Drive 2	\$456 \$0 \$0	\$990,600	\$139,000	\$1,129,600	126%	1940 & 2023

[3036 Kahaloa Drive 2](#) - MLS#: [202321572](#) - Original price was \$1,388,000 - This meticulously renovated cottage w downtown views is adorably chic & offers a level of craftsmanship rivaling new construction. 2/1 up (774 permitted sf) & 0/1 down (~242 sf). The quality interior has been thoughtfully reimaged to maximize space & natural light, while providing ample storage & seamless flow. Most every detail was considered, incl new walls, ceiling, insulation, electric, lighting, fans, vinyl plank flooring, shaker cabinets, stainless steel appliances, quartz counters, marble backsplash, windows, doors, hardware, faucets, & fixtures. Gas h2O heater. Outside: new siding, composite decking, vinyl privacy fencing, landscaping, & lanai. Ample front & back yard space for play, dining, gardening. Under-house storage. The daylight basement area, also appointed to a T, features ample storage, w a renovated full bath & bar sink, offering multiple options. 3 dedicated open parking below. Part of 2 unit CPR, w separate electric & as much privacy as a single-family home. Conveniently located near UH, private schools, shopping, restaurants, & just a short drive to beaches & downtown Honolulu. Don't miss this exceptional opportunity! **Region:** Metro **Neighborhood:** Manoa-woodlawn **Condition:** Excellent **Parking:** 3 Car+ **Total Parking:** 3 **View:** City, Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Manoa](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number