

## **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 reimagined 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
<a href="#">3036 Kahaloa Drive 2</a>	<b>\$1,419,500</b>	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
<a href="#">3036 Kahaloa Drive 2</a>	\$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 reimagined 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