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

Year Built: 1940 Beds: 2 MLS#: 202321572, FS

Status: Active Under Contract Bath: **1/1** Remodeled: 2023

Living Sq. Ft.: 1,016 List Date & DOM: 09-29-2023 & 165 Total Parking: 3

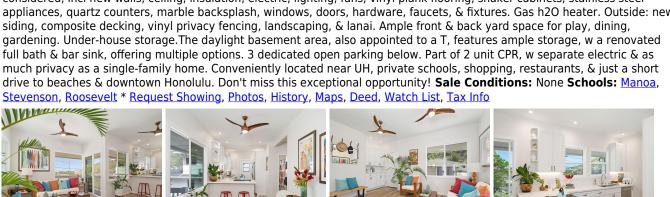
Land Sq. Ft.: 4,675 Condition: Excellent **Assessed Value** Lanai Sg. Ft.: 268 Frontage: Other Building: \$139,000 Sq. Ft. Other: 0 Tax/Year: \$456/2023 Land: \$990,600 Total Sq. Ft. 1,284 Neighborhood: Manoa-woodlawn Total: **\$1,129,600**

Stories / CPR: **Basement, Two** / **Yes** Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 3 Car+ Frontage: Other

View: City, Garden, Mountain, Ocean, Sunrise, Sunset **Zoning: 03 - R10 - Residential District**

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,





































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 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 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