

3141 Paty Drive, Honolulu 96822 * * \$2,498,000

Beds: 4	MLS#: <u>202324121</u>, FS	Year Built: 1950
Bath: 4/0	Status: Active	Remodeled:
Living Sq. Ft.: 2,229	List Date & DOM: 10-23-2023 & 208	Total Parking: 2
Land Sq. Ft.: 19,173	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 216	Frontage:	Building: \$445,200
Sq. Ft. Other: 0	Tax/Year: \$677/2024	Land: \$2,015,600
Total Sq. Ft. 2,445	Neighborhood: Manoa-woodlawn	Total: \$2,460,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, Split Level / No
Parking: 2 Car, 3 Car+, Carport, Driveway	Frontage:	
Zoning : 03 - R10 - Residential District	View: City, Coastline, Garden, Mountain, Ocean	

Public Remarks: Special features abound at this extremely private, estate-sized property on over 19,000 sf in the leafy, green Manoa-Woodlawn neighborhood. A long, curving driveway leads up to the porte-cochere, under which two cars can park side-by-side, then circles back down with no need to reverse. The home has architectural character with mid-century vibes, a spacious layout, and beautiful materials. Upgrades include quality windows, split AC, and PV solar. Two large living areas with wood floors open to the ocean view in front and the gorgeous garden in back. Wide stone terraces with water features allow you to enjoy nature where you hardly even see any other homes. Better yet, the property does not back up against a mountain; there is another street way behind it. The true chef's kitchen (the owner is a professional) has a corner breakfast area looking out to the trees and birds. Three bedrooms and three baths are on the main floor, and there is a one-bedroom, one-bath apartment downstairs for privacy. Close to town, Manoa Marketplace, the University of Hawaii, and public and private schools, this lovely home in a quiet location is a winner. **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
3141 Paty Drive	\$2,498,000	4 & 4/0	2,229 \$1,121	19,173 \$130	216	0%	0	208

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3141 Paty Drive	\$677 \$0 \$0	\$2,015,600	\$445,200	\$2,460,800	102%	1950 & NA

3141 Paty Drive - MLS#: [202324121](#) - Special features abound at this extremely private, estate-sized property on over 19,000 sf in the leafy, green Manoa-Woodlawn neighborhood. A long, curving driveway leads up to the porte-cochere, under which two cars can park side-by-side, then circles back down with no need to reverse. The home has architectural character with mid-century vibes, a spacious layout, and beautiful materials. Upgrades include quality windows, split AC, and PV solar. Two large living areas with wood floors open to the ocean view in front and the gorgeous garden in back. Wide stone terraces with water features allow you to enjoy nature where you hardly even see any other homes. Better yet, the property does not back up against a mountain; there is another street way behind it. The true chef's kitchen (the owner is a professional) has a corner breakfast area looking out to the trees and birds. Three bedrooms and three baths are on the main floor, and there is a one-bedroom, one-bath apartment downstairs for privacy. Close to town, Manoa Marketplace, the University of Hawaii, and public and private schools, this lovely home in a quiet location is a winner. **Region:** Metro **Neighborhood:** Manoa-woodlawn **Condition:** Excellent, Above Average **Parking:** 2 Car, 3 Car+, Carport, Driveway **Total Parking:** 2 **View:** City, Coastline, Garden, Mountain, Ocean **Frontage:** **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