

2630 Waiomao Road, Honolulu 96816 * * \$6,000,000

Beds: 10	MLS#: 202324493, FS	Year Built: 1951
Bath: 6/0	Status: Active	Remodeled:
Living Sq. Ft.: 5,912	List Date & DOM: 10-26-2023 & 205	Total Parking: 20
Land Sq. Ft.: 382,647	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other, Stream/Canal	Building: \$465,800
Sq. Ft. Other: 0	Tax/Year: \$354/2024	Land: \$892,700
Total Sq. Ft. 5,912	Neighborhood: Palolo	Total: \$1,358,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Driveway	Frontage: Other, Stream/Canal	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Fantastic opportunity to invest in a large estate conveniently located within minutes of the University of Hawaii, Kaimuki, Waikiki Beach and Ala Moana Center. Come and explore the possibilities of this 8.78 acre property in upper Palolo Valley consisting of approx. 3.4 acres zoned R-5 and approx. 5.37 acres preservation hillside. Currently an orchid farm, the property includes two homes: a 4 bedroom/2 bath with finished basement and outdoor shower, and a 2 bedroom/2 bath across the driveway. The third structure is a workshop with 1 bath on the ground level, and office spaces, storage room, kitchenette and bathroom on the top floor. Multiple greenhouses cover the remaining flat area. Waiomao Stream separates the rear part of the lot from the property's mountainside. The orchid business is available for purchase separately. The number of bedrooms and bathrooms shown in MLS do not match tax records. Offering price of \$6,000,000.00 is firm. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2630 Waiomao Road	\$6,000,000	10 & 6/0	5,912 \$1,015	382,647 \$16	0	0%	0	205

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
---------	---------------------	---------------	-------------------	----------------	-------	------------------

2630 Waiomao Road	\$354 \$0 \$0	\$892,700	\$465,800	\$1,358,500	442%	1951 & NA
-----------------------------------	-------------------	-----------	-----------	-------------	------	-----------

[2630 Waiomao Road](#) - MLS#: [202324493](#) - Fantastic opportunity to invest in a large estate conveniently located within minutes of the University of Hawaii, Kaimuki, Waikiki Beach and Ala Moana Center. Come and explore the possibilities of this 8.78 acre property in upper Palolo Valley consisting of approx. 3.4 acres zoned R-5 and approx. 5.37 acres preservation hillside. Currently an orchid farm, the property includes two homes: a 4 bedroom/2 bath with finished basement and outdoor shower, and a 2 bedroom/2 bath across the driveway. The third structure is a workshop with 1 bath on the ground level, and office spaces, storage room, kitchenette and bathroom on the top floor. Multiple greenhouses cover the remaining flat area. Waiomao Stream separates the rear part of the lot from the property's mountainside. The orchid business is available for purchase separately. The number of bedrooms and bathrooms shown in MLS do not match tax records. Offering price of \$6,000,000.00 is firm. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average, Average **Parking:** 3 Car+, Driveway **Total Parking:** 20 **View:** Mountain **Frontage:** Other,Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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