

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

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|---|---|--------------------------------|
| 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 & 212 | 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 | 212 |

| 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