

252 Hakalau Place, Honolulu 96825 * * \$2,098,000 * Originally \$2,198,000

Beds: 4	MLS#: 202325316, FS	Year Built: 1966
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,692	List Date & DOM: 12-04-2023 & 166	Total Parking: 4
Land Sq. Ft.: 10,315	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 193	Frontage: Marina, Waterfront	Building: \$149,400
Sq. Ft. Other: 0	Tax/Year: \$1,176/2023	Land: \$1,737,900
Total Sq. Ft. 1,885	Neighborhood: West Marina	Total: \$1,887,300
Maint./Assoc. \$0 / \$0	Flood Zone: Zone AE - Tool	Stories / CPR: One / No
Parking: 3 Car+, Boat	Frontage: Marina, Waterfront	
Zoning: 05 - R-5 Residential District	View: Marina/Canal	

Public Remarks: Unique marina front opportunity that beckons the adventurous spirit of boating enthusiasts and visionaries alike! Excellent West Marina location with extra wide, prime marina frontage at the end of a culdesac with underground utilities. This is a developer's dream property with over 146' of marina frontage, making it one of the most prime marina front development opportunities available. Current home is in fair condition and tenant occupied with good long term tenants on a month to month tenancy. The existing structure, though in need of a visionary's touch, presents the rare opportunity to craft a masterpiece overlooking the sparkling Hawaii Kai marina waters. New design plans for a 4,855 sqft main dwelling and 942 sqft ADU by renowned architect, Whitespace, were initiated by the current owner and are available for review. Imagine evening sunset cruises from your back yard or quick jaunts out to the prolific deep sea fishing grounds off of Portlock. Hurry and schedule your showing soon, as this rare opportunity won't last long. **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
252 Hakalau Place	\$2,098,000	4 & 2/1	1,692 \$1,240	10,315 \$203	193	0%	0	166

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
252 Hakalau Place	\$1,176 \$0 \$0	\$1,737,900	\$149,400	\$1,887,300	111%	1966 & NA

252 Hakalau Place - MLS#: **202325316** - Original price was \$2,198,000 - Unique marina front opportunity that beckons the adventurous spirit of boating enthusiasts and visionaries alike! Excellent West Marina location with extra wide, prime marina frontage at the end of a culdesac with underground utilities. This is a developer's dream property with over 146' of marina frontage, making it one of the most prime marina front development opportunities available. Current home is in fair condition and tenant occupied with good long term tenants on a month to month tenancy. The existing structure, though in need of a visionary's touch, presents the rare opportunity to craft a masterpiece overlooking the sparkling Hawaii Kai marina waters. New design plans for a 4,855 sqft main dwelling and 942 sqft ADU by renowned architect, Whitespace, were initiated by the current owner and are available for review. Imagine evening sunset cruises from your back yard or quick jaunts out to the prolific deep sea fishing grounds off of Portlock. Hurry and schedule your showing soon, as this rare opportunity won't last long. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Fair **Parking:** 3 Car+, Boat **Total Parking:** 4 **View:** Marina/Canal **Frontage:** Marina, Waterfront **Pool:** None **Zoning:** O5 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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