469 A Portlock Road, Honolulu 96825 * * \$8,499,000 * Originally \$8,500,000

 Beds: 3
 MLS#: 202400792, FS
 Year Built: 1958

 Bath: 3/1
 Status: Active
 Remodeled: 1978

 Living Sq. Ft.: 3,362
 List Date & DOM: 01-13-2024 & 126
 Total Parking: 6

 Land Sq. Ft.: 15,895
 Condition: Average
 Assessed Value

Lanai Sq. Ft.: **592** Frontage: Ocean, Waterfront Building: **\$716,900**

 Sq. Ft. Other: 0
 Tax/Year: \$1,200/2024
 Land: \$3,556,900

 Total Sq. Ft. 3,954
 Neighborhood: Portlock
 Total: \$4,113,800

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone D - Tool
 Stories / CPR: One / No

Parking: 2 Car, 3 Car+, Driveway, Garage Frontage: Ocean, Waterfront

Zoning: 03 - R10 - Residential District

View: City, Coastline, Diamond Head,
Garden, Mountain, Ocean, Sunset

Public Remarks: Rarely will you find a home that evokes quintessential Hawaiian living at its finest. This charming SINGLE LEVEL oceanfront home is located on a large lot in the prestigious Portlock Billionaire homes area. It has everything: a beautifully Ossipoff designed home with great ocean views, off-shore breezes, and rare (one of only 2 in Portlock) private double width lane & one of 6 in the 22 lanes that has private land area in front of the property. The property Owner is the founder of world famous surf company, Local Motion, who chose this location due to the views, direct West exposure, as well, & off-shore winds and slower living away from the hustle-bustle of the city. The married couple has lived in many area of Oahu & find Portlock the best to their liking, this couple love the privacy of being directly on the ocean, with no sand & onlookers walking by. Portlock is part of Hawaii Kai & has everything from shopping, surfing (for both experienced & non-experienced surfers), & private sports clubs, golf and the awesome sunsets. It's now available with separate living entrance, ADA ramp. This home is like the Royalty of Hawaii would live, comfortable & unpretensious. **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
469 A Portlock Road	\$8,499,000	3 & 3/1	3,362 \$2,528	15,895 \$535	592	0%	0	126

Address	I I ax I Maint. I Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
469 A Portlock Road	\$1,200 \$0 \$0	\$3,556,900	\$716,900	\$4,113,800	207%	1958 & 1978

469 A Portlock Road - MLS#: 202400792 - Original price was \$8,500,000 - Rarely will you find a home that evokes quintessential Hawaiian living at its finest. This charming SINGLE LEVEL oceanfront home is located on a large lot in the prestigious Portlock Billionaire homes area. It has everything: a beautifully Ossipoff designed home with great ocean views, off-shore breezes, and rare (one of only 2 in Portlock) private double width lane & one of 6 in the 22 lanes that has private land area in front of the property. The property Owner is the founder of world famous surf company, Local Motion, who chose this location due to the views, direct West exposure, as well, & off-shore winds and slower living away from the hustle-bustle of the city. The married couple has lived in many area of Oahu & find Portlock the best to their liking, this couple love the privacy of being directly on the ocean, with no sand & onlookers walking by. Portlock is part of Hawaii Kai & has everything from shopping, surfing (for both experienced & non-experienced surfers), & private sports clubs, golf and the awesome sunsets. It's now available with separate living entrance, ADA ramp. This home is like the Royalty of Hawaii would live, comfortable & unpretensious. Region: Hawaii Kai Neighborhood: Portlock Condition: Average Parking: 2 Car, 3 Car+, Driveway, Garage Total Parking: 6 View: City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunset Frontage: Ocean, Waterfront Pool: In Ground, Plaster, Pool on Property Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info