5454 Poola Street, Honolulu 96821 * * \$3,650,000 * Originally \$3,850,000

 Beds: 4
 MLS#: 202403084, FS
 Year Built: 2003

 Bath: 3/1
 Status: Pending
 Remodeled: 2023

 Living Sq. Ft.: 3,555
 List Date & DOM: 02-06-2024 & 94
 Total Parking: 4

 Land Sq. Ft.: 29,516
 Condition: Excellent
 Assessed Value

 Lanai Sq. Ft.: 232
 Frontage:
 Building: \$1,176,700

 Sq. Ft. Other: 0
 Tax/Year: \$575/2023
 Land: \$1,229,000

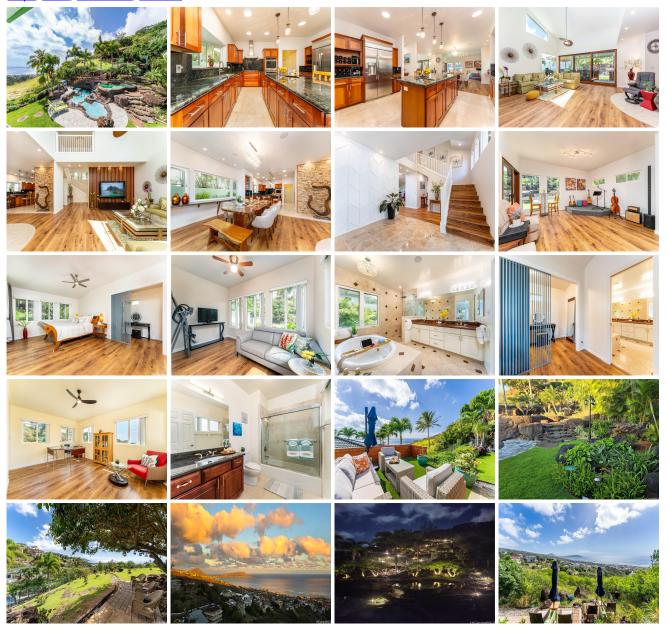
 Total Sq. Ft. 3,787
 Neighborhood: Kahala Kua
 Total: \$2,406,100

 Maint./Assoc. \$0 / \$220
 Flood Zone: Zone X - Tool
 Stories / CPR: Two / No

Parking: **3 Car+, Garage** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Ocean**

Public Remarks: Discover all the details about this beautiful home in Kahala Kua. Highly desirable 2 story home sitting on a level lot with a spacious floor plan offering ease of movement to and from every room as well as outdoor spaces. As you enter the house, you will be greeted by magnificent royal palm trees and landscaped front yard. The living room with its open spacious layout and open ceiling is leading to a large covered lanai with built in BBQ grill and the beautifully landscaped backyard with a swimming pool with artificial & mountain rocks surrounded by newly installed flag stone tile and new grass. Guest suites with a 1.5 bathroom, living, dining, and a den are on the 1st floor, and 3 bedroom with 2 full bathrooms upstairs. Spacious primary bedroom offers Immaculate ocean and garden view and a walking closet. Additional features are Bose entertainment system with speakers in the primary bathroom, dining, the patio, and garden. Outdoor seating areas offer great opportunity for gatherings or enjoying views. **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
5454 Poola Street	\$3,650,000	4 & 3/1	3,555 \$1,027	29,516 \$124	232	0%	0	94

Address	∥lax Maint. Ass.	1	Assessed Building	Assessed Total	Ratio	Year & Remodeled
5454 Poola Street	\$575 \$0 \$220	\$1,229,000	\$1,176,700	\$2,406,100	152%	2003 & 2023

5454 Poola Street - MLS#: 202403084 - Original price was \$3,850,000 - Discover all the details about this beautiful home in Kahala Kua. Highly desirable 2 story home sitting on a level lot with a spacious floor plan offering ease of movement to and from every room as well as outdoor spaces. As you enter the house, you will be greeted by magnificent royal palm trees and landscaped front yard. The living room with its open spacious layout and open ceiling is leading to a large covered lanai with built in BBQ grill and the beautifully landscaped backyard with a swimming pool with artificial & mountain rocks surrounded by newly installed flag stone tile and new grass. Guest suites with a 1.5 bathroom, living, dining, and a den are on the 1st floor, and 3 bedroom with 2 full bathrooms upstairs. Spacious primary bedroom offers Immaculate ocean and garden view and a walking closet. Additional features are Bose entertainment system with speakers in the primary bathroom, dining, the patio, and garden. Outdoor seating areas offer great opportunity for gatherings or enjoying views. Region: Diamond Head Neighborhood: Kahala Kua Condition: Excellent Parking: 3 Car+, Garage Total Parking: 4 View: Ocean Frontage: Pool: Pool on Property Zoning: 04 - R-7.5 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