

2824 Koaniani Way, Honolulu 96822 * * \$1,995,000 * Originally \$2,100,000

Beds: 5	MLS#: 202404580, FS	Year Built: 2019
Bath: 3/0	Status: Active	Remodeled:
Living Sq. Ft.: 2,306	List Date & DOM: 03-01-2024 & 78	Total Parking: 4
Land Sq. Ft.: 5,021	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 208	Frontage:	Building: \$868,000
Sq. Ft. Other: 0	Tax/Year: \$512/2024	Land: \$1,151,900
Total Sq. Ft. 2,514	Neighborhood: Manoa Area	Total: \$2,019,900
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning: 04 - R-7.5 Residential District	View: Mountain	

Public Remarks: House hacker's delight! Looking for a house, but need rental income to offset the mortgage payment? Nestled in Manoa Valley, this charming home offers a perfect blend of comfort and convenience. Boasting 5 bedrooms and 3 bathrooms, this residence provides ample space for both relaxation and entertainment. The open layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for gatherings with family and friends. Downstairs you will find a 2 bedroom suite with wet bar and living room. Perfect for extended family or rental income. Step outside to discover your own private oasis. The spacious backyard is an ideal spot for enjoying the panoramic valley views and the frequent rainbows, which the UH teams are named for. Conveniently located near The University of Hawaii and the heart of Honolulu. You will enjoy a short walk to all the shopping, dining & entertainment that Manoa town has to offer. The home was newly built from the ground up in 2019. This means less maintenance cost over the years. A rare find in Manoa. Images of the downstairs portion of the house have been enhanced to depict the area without tenants belongings. **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
2824 Koaniani Way	\$1,995,000	5 & 3/0	2,306 \$865	5,021 \$397	208	0%	0	78

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2824 Koaniani Way	\$512 \$0 \$0	\$1,151,900	\$868,000	\$2,019,900	99%	2019 & NA

2824 Koaniani Way - MLS#: **202404580** - Original price was \$2,100,000 - House hacker's delight! Looking for a house, but need rental income to offset the mortgage payment? Nestled in Manoa Valley, this charming home offers a perfect blend of comfort and convenience. Boasting 5 bedrooms and 3 bathrooms, this residence provides ample space for both relaxation and entertainment. The open layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for gatherings with family and friends. Downstairs you will find a 2 bedroom suite with wet bar and living room. Perfect for extended family or rental income. Step outside to discover your own private oasis. The spacious backyard is an ideal spot for enjoying the panoramic valley views and the frequent rainbows, which the UH teams are named for. Conveniently located near The University of Hawaii and the heart of Honolulu. You will enjoy a short walk to all the shopping, dining & entertainment that Manoa town has to offer. The home was newly built from the ground up in 2019. This means less maintenance cost over the years. A rare find in Manoa. Images of the downstairs portion of the house have been enhanced to depict the area without tenants belongings. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Mountain **Frontage:** Pool: None **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