

806 Kaahue Street, Honolulu 96825 * * \$2,195,000

Beds: 4	MLS#: <u>202406034</u>, FS	Year Built: 1972
Bath: 3/0	Status: Active	Remodeled: 2024
Living Sq. Ft.: 1,442	List Date & DOM: 04-08-2024 & 40	Total Parking: 2
Land Sq. Ft.: 10,436	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 672	Frontage:	Building: \$359,100
Sq. Ft. Other: 0	Tax/Year: \$448/2023	Land: \$1,164,200
Total Sq. Ft. 2,114	Neighborhood: Mariners Ridge	Total: \$1,523,300
Maint./Assoc. \$0 / \$21	Flood Zone : Zone D - Tool	Stories / CPR: One, Split Level / No
Parking: 2 Car, Driveway, Garage, Street		Frontage:
Zoning : 05 - R-5 Residential District		View: Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunrise

Public Remarks: Contemporary Design with Sparkling Water Views.... This island inspired home located on desirable Mariner's Ridge offers a single level floor plan with vaulted ceilings, light & bright interiors and stunning ocean, marina, & mountain views throughout. Enjoy a sprawling open layout with wood inspired tile floors, Pella windows & Fleetwood sliding doors that open to a sizable wrap around lanai. A beautiful new contemporary kitchen provides an island with dine-in seating, quartz countertops & stainless appliances. The Primary Suite with direct lanai access enjoys beautiful views & a lovely bath with walk-in shower. Two additional bedrooms are conveniently located and share a modern designed full bath. This homes corner lot location is well located lower on the ridge & provides grassy yard areas for outdoor play & gardening. The lower-level outdoor entertainment area w/sizable pool & surrounding sun deck, built in BBQ, covered lanai & a flex space, ideal for 4th BD/Den/Gym options + full bath is an entertainer's delight! This breezy & beautiful home affords every opportunity for fun filled days ahead & is conveniently located to nearby restaurants, shopping, beaches & more! **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
806 Kaahue Street	\$2,195,000	4 & 3/0	1,442 \$1,522	10,436 \$210	672	0%	0	40

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
806 Kaahue Street	\$448 \$0 \$21	\$1,164,200	\$359,100	\$1,523,300	144%	1972 & 2024

[806 Kaahue Street](#) - MLS#: [202406034](#) - Contemporary Design with Sparkling Water Views.... This island inspired home located on desirable Mariner's Ridge offers a single level floor plan with vaulted ceilings, light & bright interiors and stunning ocean, marina, & mountain views throughout. Enjoy a sprawling open layout with wood inspired tile floors, Pella windows & Fleetwood sliding doors that open to a sizable wrap around lanai. A beautiful new contemporary kitchen provides an island with dine-in seating, quartz countertops & stainless appliances. The Primary Suite with direct lanai access enjoys beautiful views & a lovely bath with walk-in shower. Two additional bedrooms are conveniently located and share a modern designed full bath. This homes corner lot location is well located lower on the ridge & provides grassy yard areas for outdoor play & gardening. The lower-level outdoor entertainment area w/sizable pool & surrounding sun deck, built in BBQ, covered lanai & a flex space, ideal for 4th BD/Den/Gym options + full bath is an entertainer's delight! This breezy & beautiful home affords every opportunity for fun filled days ahead & is conveniently located to nearby restaurants, shopping, beaches & more!

Region: Hawaii Kai **Neighborhood:** Mariners Ridge **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunrise **Frontage:** **Pool:** In Ground, Tile **Zoning:** 05 - 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