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

Beds: 4 MLS#: 202406034, 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

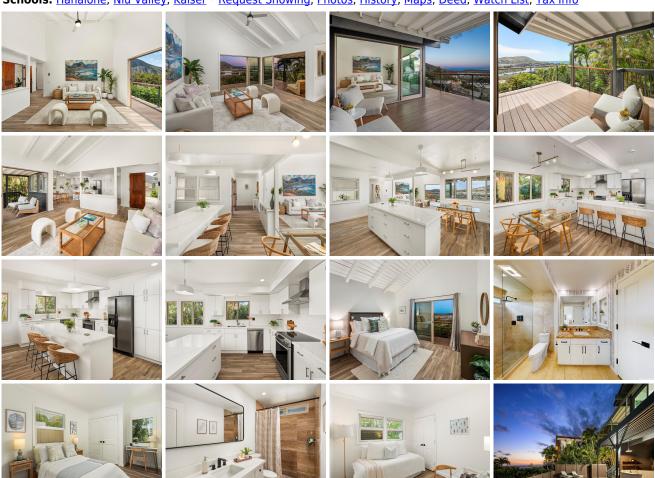
Sq. Ft. Other: 0 Tax/Year: \$448/2023 Land: \$1,164,200 Total: **\$1,523,300** Total Sq. Ft. 2,114 Neighborhood: Mariners Ridge

Stories / CPR: One, Split Level / Flood Zone: Zone D - Tool Maint./Assoc. **\$0 / \$21**

Parking: 2 Car, Driveway, Garage, Street Frontage:

View: Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunrise Zoning: 05 - R-5 Residential District

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 lowerlevel 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	IIAX 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