

1329 Ala Aolani Street, Honolulu 96819 * * \$2,980,000

Beds: 8	MLS#: 202406058, FS	Year Built: 1993
Bath: 4/1	Status: Cancelled	Remodeled: 2023
Living Sq. Ft.: 4,016	List Date & DOM: 03-08-2024 & 59	Total Parking: 2
Land Sq. Ft.: 6,000	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 188	Frontage: Golf Course, Other	Building: \$552,700
Sq. Ft. Other: 333	Tax/Year: \$362/2023	Land: \$885,500
Total Sq. Ft. 4,537	Neighborhood: Moanalua Valley	Total: \$1,438,200
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Carport, Driveway, Street	Frontage: Golf Course, Other	
Zoning: 05 - R-5 Residential District	View: Garden, Golf Course, Mountain	

Public Remarks: Prime location, fantastic, huge, pristine, renovated home in the heart of Honolulu, by the most sought-after school district of Moanalua. It is a well-maintained, beautiful care home with 8 bedrooms and a 4.5-bath private home, with no back neighbors. Downstairs: 4 bedrooms (with newer split ACs in each room), 2.5 baths, wet bar, dining and living room (with split AC) for patients with an enclosed lanai for caregivers. Upstairs: 4 bedrooms/2 baths (with newer split ACs in every room), enclosed lanai, living room, dining, kitchen, and a formal living room with newer split AC. The beautiful home with an income-producing business is near the golf course, Kaiser Hospital, Tripler Hospital, Pearl Ridge Shopping Center, Moanalua High School, Moanalua Elementary/Middle School, Fort Shafter, Camp Smith, Aloha Stadium, Pearl Harbor, and more. It is minutes to downtown Honolulu and Waikiki and the freeways in all directions, including the H-3 Freeway to Kaneohe and Kailua. Embrace its GEM and homey atmosphere, plus its income opportunity! **Sale Conditions:** None **Schools:** [Moanalua](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1329 Ala Aolani Street	\$2,980,000	8 & 4/1	4,016 \$742	6,000 \$497	188	0%	0	59

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1329 Ala Aolani Street	\$362 \$0 \$0	\$885,500	\$552,700	\$1,438,200	207%	1993 & 2023

1329 Ala Aolani Street - MLS#: **202406058** - Prime location, fantastic, huge, pristine, renovated home in the heart of Honolulu, by the most sought-after school district of Moanalua. It is a well-maintained, beautiful care home with 8 bedrooms and a 4.5-bath private home, with no back neighbors. Downstairs: 4 bedrooms (with newer split ACs in each room), 2.5 baths, wet bar, dining and living room (with split AC) for patients with an enclosed lanai for caregivers. Upstairs: 4 bedrooms/2 baths (with newer split ACs in every room), enclosed lanai, living room, dining, kitchen, and a formal living room with newer split AC. The beautiful home with an income-producing business is near the golf course, Kaiser Hospital, Tripler Hospital, Pearl Ridge Shopping Center, Moanalua High School, Moanalua Elementary/Middle School, Fort Shafter, Camp Smith, Aloha Stadium, Pearl Harbor, and more. It is minutes to downtown Honolulu and Waikiki and the freeways in all directions, including the H-3 Freeway to Kaneohe and Kailua. Embrace its GEM and homey atmosphere, plus its income opportunity! **Region:** Metro **Neighborhood:** Moanalua Valley **Condition:** Excellent, Above Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 2 **View:** Garden, Golf Course, Mountain **Frontage:** Golf Course, Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Moanalua](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number