

3005 Kalawao Street Unit 2, Honolulu 96822 ** \$2,495,000

Bed(s): 4	MLS#: 202407318, FS	Year Built: 2022
Bath: 3/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 2,420	List Date & DOM: 04-01-2024 & 8	Total Parking: 5
Land Sq. Ft.: 5,618	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$1,173,900
Sq. Ft. Other: 420	Tax/Year: \$1,476/2024	Land: \$1,208,000
Total Sq. Ft. 2,840	Neighborhood: Manoa Area	Total: \$2,381,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - <u>Too</u>	Stories / CPR: Two, Split Level / Yes
Parking: 3 Car+, Driveway, Garage, Street	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: City, Coastline, Garden, Mountain, Other, Sunrise, Sunset	

Public Remarks: Luxury awaits in historic Manoa with this newer construction home featuring panoramic valley views and oversized windows designed for exceptional airflow, capturing the refreshing Manoa breezes. Step inside to find modern shaker doors and ceiling trim throughout, a unique touch seldom seen in Hawaii. Perfectly situated in Manoa, this residence offers upscale amenities and convenience. Don't let this rare gem slip away. Welcome Home! (Property Tax not yet reflecting low residential rate) **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
3005 Kalawao Street 2	\$2,495,000	4 & 3/0	2,420 \$1,031	5,618 \$444	0	0%	0	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3005 Kalawao Street 2	\$1,476 \$0 \$0	\$1,208,000	\$1,173,900	\$2,381,900	105%	2022 & NA

3005 Kalawao Street 2 - MLS#: **202407318** - Luxury awaits in historic Manoa with this newer construction home featuring panoramic valley views and oversized windows designed for exceptional airflow, capturing the refreshing Manoa breezes. Step inside to find modern shaker doors and ceiling trim throughout, a unique touch seldom seen in Hawaii. Perfectly situated in Manoa, this residence offers upscale amenities and convenience. Don't let this rare gem slip away. Welcome Home! (Property Tax not yet reflecting low residential rate) **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 5 **View:** City, Coastline, Garden, Mountain, Other, Sunrise, Sunset **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