

**3162 Poelua Place, Honolulu 96822 \* \* \$2,450,000**

|                                                                 |                                                   |                                     |
|-----------------------------------------------------------------|---------------------------------------------------|-------------------------------------|
| Beds: <b>4</b>                                                  | MLS#: <b>202407544, FS</b>                        | Year Built: <b>1961</b>             |
| Bath: <b>4/0</b>                                                | Status: <b>Active Under Contract</b>              | Remodeled: <b>2024</b>              |
| Living Sq. Ft.: <b>3,433</b>                                    | List Date & DOM: <b>04-02-2024 &amp; 23</b>       | Total Parking: <b>8</b>             |
| Land Sq. Ft.: <b>9,899</b>                                      | Condition: <b>Excellent, Above Average</b>        | <a href="#">Assessed Value</a>      |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage: <b>Other</b>                            | Building: <b>\$433,300</b>          |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$575/2024</b>                       | Land: <b>\$1,537,200</b>            |
| Total Sq. Ft. <b>3,433</b>                                      | Neighborhood: <b>Manoa Area</b>                   | Total: <b>\$2,130,500</b>           |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One, Two / No</b> |
| Parking: <b>3 Car+, Driveway, Garage, Street</b>                | Frontage: <b>Other</b>                            |                                     |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Mountain, Other</b>                      |                                     |

**Public Remarks:** Welcome to this exquisite Manoa gem. This beautiful, fully remodeled home is a rare find. The house is completely remodeled and an ADU added for your guest or some extra income. The owners spent lavishly to create this marvelous lifestyle. It is nestled in a peaceful cul-de-sac with a long driveway, allowing for privacy and tranquility. The stunning upstairs overlook provides breathtaking views of the mountains and picturesque Manoa scenery. Step into your dream home, where every detail has been meticulously crafted for ideal living. The property backs up to the serene Manoa Community Gardens, offering a sense of connection to nature. For recreation and community amenities, residents enjoy the convenience of the nearby community pool, just a short stroll beyond the Manoa Elementary School. Pet lovers will appreciate the proximity of the Manoa dog park, providing a perfect space for furry friends to play and socialize. Also, on the property, discover a private gate and walkway that leads to the district park and easy access to the market. **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 |
|-----------------------------------|-----------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">3162 Poelua Place</a> | <a href="#">\$2,450,000</a> | 4 & 4/0  | 3,433   \$714 | 9,899   \$247 | 0     | 0%   | 0  | 23  |

| Address                           | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">3162 Poelua Place</a> | \$575   \$0   \$0   | \$1,537,200   | \$433,300         | \$2,130,500    | 115%  | 1961 & 2024      |

**3162 Poelua Place** - MLS#: [202407544](#) - Welcome to this exquisite Manoa gem. This beautiful, fully remodeled home is a rare find. The house is completely remodeled and an ADU added for your guest or some extra income. The owners spent lavishly to create this marvelous lifestyle. It is nestled in a peaceful cul-de-sac with a long driveway, allowing for privacy and tranquility. The stunning upstairs overlook provides breathtaking views of the mountains and picturesque Manoa scenery. Step into your dream home, where every detail has been meticulously crafted for ideal living. The property backs up to the serene Manoa Community Gardens, offering a sense of connection to nature. For recreation and community amenities, residents enjoy the convenience of the nearby community pool, just a short stroll beyond the Manoa Elementary School. Pet lovers will appreciate the proximity of the Manoa dog park, providing a perfect space for furry friends to play and socialize. Also, on the property, discover a private gate and walkway that leads to the district park and easy access to the market.

**Region:** Metro **Neighborhood:** Manoa Area **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 8 **View:** Mountain, Other **Frontage:** Other **Pool:** None **Zoning:** O4 - 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