Queens Court at Kapiolani 3004 Hibiscus Drive Unit 2, Honolulu 96815 * $2,398,000 *
Originally $2,498,000

Beds:	**3**	MLS#:	**201809789, FS**	Year Built:	**1984**
Bath:	**2/1**	Status:	**Cancelled**	Remodeled:	**2017**
Living Sq. Ft.:	**2,090**	List Date & DOM:	**04-16-2018** & **105**	Total Parking:	**3**
Land Sq. Ft.:	**16,858**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**741**	Frontage:		Building:	**$1,169,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$1,138/2017**	Land:	**$847,000**
Total Sq. Ft.	**2,831**	Neighborhood:	**Diamond Head**	Total:	**$20,169,900**
Maint./Assoc.	**$660 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / Yes**
Parking:	**Garage**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**City, Diamond Head**		

Public Remarks: Fit for royalty, this luxurious townhome at the base of Diamond Head offers the convenience of condo living with the advantages of a single-family home all just a few steps to the Gold Coast beaches, Waikiki, and Kapiolani Park. Truly a hidden gem, this Queens Court unit is one of only four and has just been completely renovated to suit a modern lifestyle – fabulous kitchen, huge master suite, hardwood floors, a huge deck for outdoor living, and more. Elegant, gated, private and convenient. Treat yourself royally! **Sale Conditions:** None **Schools:** Waikiki, Kaimuki, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3004 Hibiscus Drive 2	**$2,398,000**	3 & 2/1	2,090 | $1,147	16,858 | $142	105

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3004 Hibiscus Drive 2	$1,138 | $660 | $0	$847,000	$1,169,900	$20,169,900	12%	1984 & 2017

3004 Hibiscus Drive 2 - MLS#: 201809789 - Original price was $2,498,000 - Fit for royalty, this luxurious townhome at the base of Diamond Head offers the convenience of condo living with the advantages of a single-family home all just a few steps to the Gold Coast beaches, Waikiki, and Kapiolani Park. Truly a hidden gem, this Queens Court unit is one of only four and has just been completely renovated to suit a modern lifestyle – fabulous kitchen, huge master suite, hardwood floors, a huge deck for outdoor living, and more. Elegant, gated, private and convenient. Treat yourself royally! **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Excellent **Parking:** Garage **Total Parking:** 3 **View:** City, Diamond Head **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waikiki, Kaimuki, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market