469-A Portlock Road, Honolulu 96825 * $3,850,000 * Originally $3,880,000

Sold Price:	$3,500,000	Sold Date:	02-22-2019	Sold Ratio:	91%
Beds:	**3**	MLS#:	**201813559, FS**	Year Built:	**1958**
Bath:	**3/1**	Status:	**Sold**	Remodeled:	**2009**
Living Sq. Ft.:	**3,362**	List Date & DOM:	**05-24-2018** & **80**	Total Parking:	**2**
Land Sq. Ft.:	**15,895**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Ocean, Waterfront**	Building:	**$738,000**
Sq. Ft. Other:	**592**	Tax/Year:	**$1,099/2017**	Land:	**$3,052,000**
Total Sq. Ft.	**3,954**	Neighborhood:	**Portlock**	Total:	**$3,790,000**
Maint./Assoc.	**$0 / $80**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car, Driveway, Garage, Street**			Frontage:	**Ocean, Waterfront**
Zoning:	**03 - R10 - Residential District**			View:	**City, Coastline, Diamond Head, Garden, Mountain, Ocean, Other, Sunset**

Public Remarks: Wonderful Diamond Head and City views from this single level Oceanfront home with over 96 feet of water frontage. Three bedrooms, three and one half bathrooms, expansive covered lanai with electronic sunshades, large/deep swimming pool, sauna and gardens are just a few of the amenities this property has to offer. Best priced oceanfront with views in East Honolulu, priced to sell. Sold As Is. **Sale Conditions:** None **Schools:** Koko Head, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
469-A Portlock Road	**$3,850,000**	3 & 3/1	3,362 | $1,145	15,895 | $242	80

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
469-A Portlock Road	$1,099 | $0 | $80	$3,052,000	$738,000	$3,790,000	102%	1958 & 2009

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
469-A Portlock Road	$3,500,000	02-22-2019	91%	90%	Cash

469-A Portlock Road - MLS#: 201813559 - Original price was $3,880,000 - Wonderful Diamond Head and City views from this single level Oceanfront home with over 96 feet of water frontage. Three bedrooms, three and one half bathrooms, expansive covered lanai with electronic sunshades, large/deep swimming pool, sauna and gardens are just a few of the amenities this property has to offer. Best priced oceanfront with views in East Honolulu, priced to sell. Sold As Is. **Region:** Hawaii Kai **Neighborhood:** Portlock **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean, Other, Sunset **Frontage:** Ocean,Waterfront **Pool:** In Ground **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Koko Head, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market