

447 Portlock Road, Honolulu 96825 * \$7,980,000 * Originally \$8,288,000

Beds: 4	MLS#: 201914982 , FS	Year Built: 2004
Bath: 6/1	Status: Expired	Remodeled:
Living Sq. Ft.: 5,158	List Date & DOM: 05-28-2019 & 367	Total Parking: 3
Land Sq. Ft.: 17,529	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 536	Frontage: Ocean	Building: \$2,596,700
Sq. Ft. Other: 2,334	Tax/Year: \$4,417/2019	Land: \$3,792,800
Total Sq. Ft. 8,028	Neighborhood: Portlock	Total: \$6,389,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone VE - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Driveway, Garage, Street	Frontage: Ocean	
Zoning : 03 - R10 - Residential District	View: Coastline, Diamond Head, Ocean, Sunset	

Public Remarks: Landmark Luxury Ocean Front retreat in East Honolulu's prestigious Portlock neighborhood. Panoramic Diamond Head & Ocean vistas, gentle lapping surf, & unforgettable island sunsets are your new normal. Architect Spencer Leineweber & Armstrong Builders bring fine detail construction & features throughout; African Mahogany, Ohia, & Teak woods, bronze railings, copper gutters, large slab travertine & more, with hand-carved design features brought in from the historic Damon Estate in Moanalua. A sprawling 5,158 sq.ft. interior & 2,870 sq.ft. of lanai space provide 8,028 sq.ft. of indoor/outdoor living throughout this 4 bedroom, 6.5 bath luxury destination. Situated on a commanding 17,529 sq.ft. lot with 115 linear feet of ocean frontage, a Paragon of Ocean Front Luxury awaits at 447 Portlock Road. **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
447 Portlock Road	\$7,980,000	4 & 6/1	5,158 \$1,547	17,529 \$455	367

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
447 Portlock Road	\$4,417 \$0 \$0	\$3,792,800	\$2,596,700	\$6,389,500	125%	2004 & NA

[447 Portlock Road](#) - MLS#: [201914982](#) - Original price was \$8,288,000 - Landmark Luxury Ocean Front retreat in East Honolulu's prestigious Portlock neighborhood. Panoramic Diamond Head & Ocean vistas, gentle lapping surf, & unforgettable island sunsets are your new normal. Architect Spencer Leineweber & Armstrong Builders bring fine detail construction & features throughout; African Mahogany, Ohia, & Teak woods, bronze railings, copper gutters, large slab travertine & more, with hand-carved design features brought in from the historic Damon Estate in Moanalua. A sprawling 5,158 sq.ft. interior & 2,870 sq.ft. of lanai space provide 8,028 sq.ft. of indoor/outdoor living throughout this 4 bedroom, 6.5 bath luxury destination. Situated on a commanding 17,529 sq.ft. lot with 115 linear feet of ocean frontage, a Paragon of Ocean Front Luxury awaits at 447 Portlock Road. **Region:** Hawaii Kai **Neighborhood:** Portlock **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 3 **View:** Coastline, Diamond Head, Ocean, Sunset **Frontage:** Ocean **Pool:** Heated, In Ground, Tile **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