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