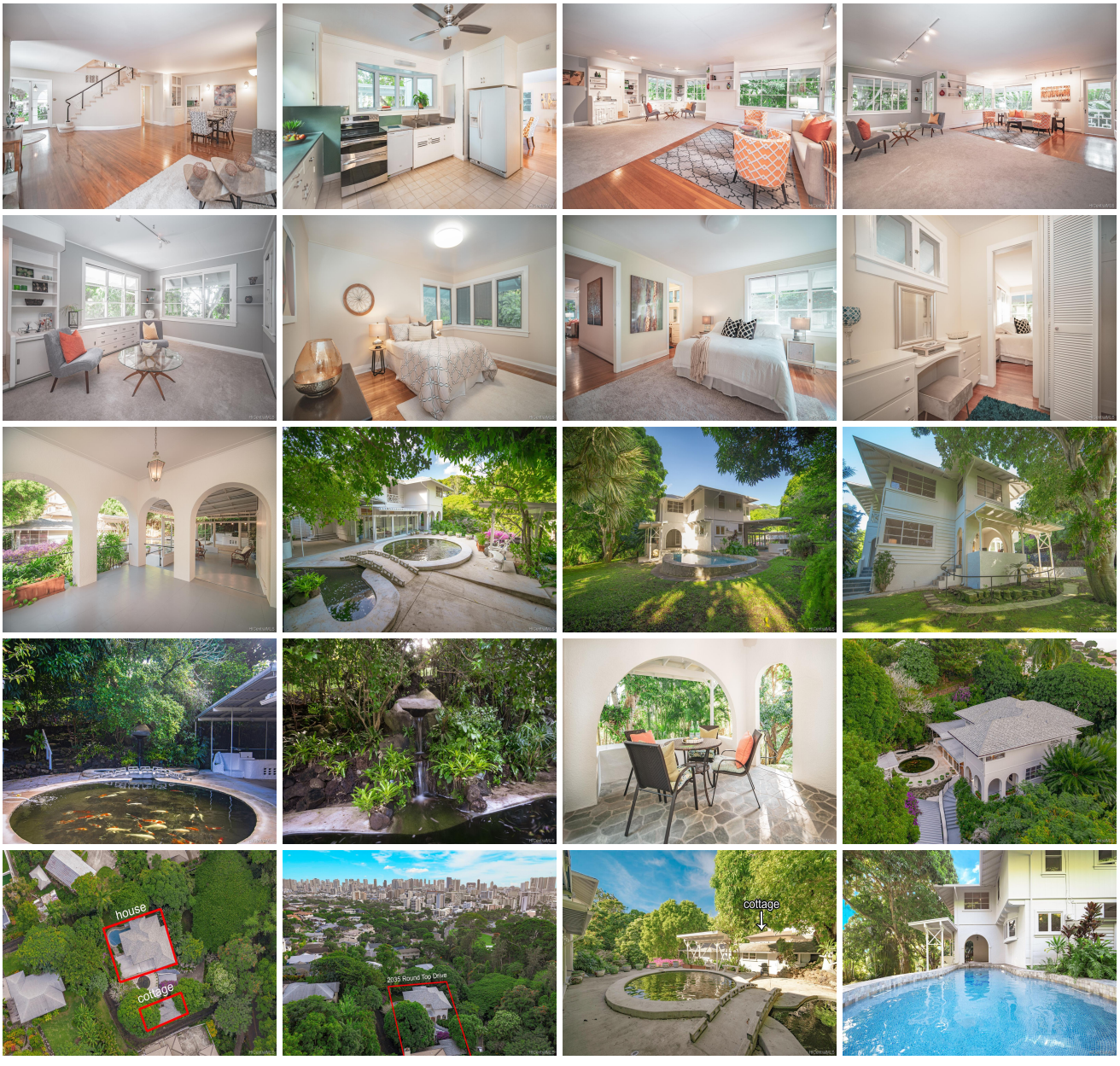
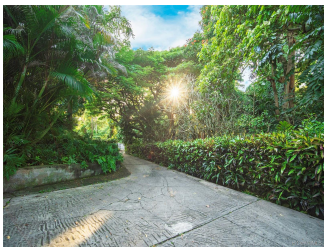
2035 Round Top Drive, Honolulu 96822 * $2,280,000 * Originally $2,780,000

Sold Price: $1,755,000	Sold Date: 05-15-2020	Sold Ratio: 77%
Beds: **6**	MLS#: **201935487, FS**	Year Built: **1933**
Bath: **4/0**	Status: **Sold**	Remodeled: **2017**
Living Sq. Ft.: **3,453**	List Date & DOM: **01-02-2020** & **113**	Total Parking: **5**
Land Sq. Ft.: **24,118**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$431,700**
Sq. Ft. Other: **1,238**	Tax/Year: **$617/2019**	Land: **$1,764,700**
Total Sq. Ft. **4,691**	Neighborhood: **Makiki Heights**	Total: **$2,196,400**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Carport, Driveway, Street**	Frontage: **Other**	
Zoning: **04 - R-7.5 Residential District**	View: **City, Garden**	

Public Remarks: Classic-built Hawaiian Estate evoking the essence of Art Nouveau design, with lush tropical gardens, tranquil koi ponds, lava rock walls, and signature plants and fruit trees. Elegant open foyer greets guests to the grand main-house, with curvaceous art-deco staircase, original ohia and oak hardwood floors, 2nd floor family rooms/office plus 3-bedrooms, ground floor guest/4th bedroom, 1993 copper plumbing, 2005 roof, and a charming well-maintained original kitchen that leads to a covered balcony overlooking enchanting green gardens and artfully tiled swimming pool. Situated perfectly on approximately 24,000 sf of land with 162 feet of gated privacy on lower Round Top Drive, this property also includes a spacious separate 2-bedroom guesthouse, fully renovated in 2018. Beauty and grace in the heart of Honolulu, just minutes from Punahou, Ala Moana Shopping Center, UH, Waikiki, Queen's Medical Center and downtown. **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info








Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2035 Round Top Drive	**$2,280,000**	6 & 4/0	3,453 | $660	24,118 | $95	113

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2035 Round Top Drive	$617 | $0 | $0	$1,764,700	$431,700	$2,196,400	104%	1933 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2035 Round Top Drive	$1,755,000	05-15-2020	77%	63%	Cash

2035 Round Top Drive - MLS#: 201935487 - Original price was $2,780,000 - Classic-built Hawaiian Estate evoking the essence of Art Nouveau design, with lush tropical gardens, tranquil koi ponds, lava rock walls, and signature plants and fruit trees. Elegant open foyer greets guests to the grand main-house, with curvaceous art-deco staircase, original ohia and oak hardwood floors, 2nd floor family rooms/office plus 3-bedrooms, ground floor guest/4th bedroom, 1993 copper plumbing, 2005 roof, and a charming well-maintained original kitchen that leads to a covered balcony overlooking enchanting green gardens and artfully tiled swimming pool. Situated perfectly on approximately 24,000 sf of land with 162 feet of gated privacy on lower Round Top Drive, this property also includes a spacious separate 2-bedroom guesthouse, fully renovated in 2018. Beauty and grace in the heart of Honolulu, just minutes from Punahou, Ala Moana Shopping Center, UH, Waikiki, Queen's Medical Center and downtown. **Region:** Metro **Neighborhood:** Makiki Heights **Condition:** Above Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 5 **View:** City, Garden **Frontage:** Other **Pool:** In Ground,Tile **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market