

221 Forest Ridge Way, Honolulu 96822 * \$2,200,000 * Originally \$2,350,000

Sold Price: \$1,950,000 Sold Date: 10-23-2020 Sold Ratio: 89%
 Beds: **3** MLS#: **202002501, FS** Year Built: **1940**
 Bath: **2/1** Status: **Sold** Remodeled: **2011**
 Living Sq. Ft.: **2,472** List Date & DOM: **02-07-2020 & 201** Total Parking: **5**
 Land Sq. Ft.: **12,807** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **120** Frontage: **Preservation** Building: **\$339,600**
 Sq. Ft. Other: **1,070** Tax/Year: **\$326/2020** Land: **\$800,300**
 Total Sq. Ft. **3,662** Neighborhood: **Tantalus** Total: **\$1,139,900**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **3 Car+, Driveway, Garage** Frontage: **Preservation**
 Zoning: **61 - P-1 Restricted Preservatio** View: **City, Coastline, Garden, Ocean, Sunset**

Public Remarks: \$1 MILLION LESS than seller's cost! This peaceful luxury resort style home is only minutes away from sandy beaches and vibrant downtown Honolulu and Waikiki. Enjoy vast ocean, sunset, and city light views from your spacious covered lanai, living room, master suite, or outdoor spa. Awake to gentle sounds of birds, relax on the drive home through the tropical forest, or cozy up to a fireplace on the cooler nights. Live a sustainable lifestyle with private fresh rainwater reserve system and photovoltaic energy. This home boasts a separate office, exotic hardwood throughout, two fireplaces, Bosch and Wolf appliances, and travertine and hardwood floors. Be sure to watch the video by clicking on the home icon. **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
221 Forest Ridge Way	\$2,200,000	3 & 2/1	2,472 \$890	12,807 \$172	201

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
221 Forest Ridge Way	\$326 \$0 \$0	\$800,300	\$339,600	\$1,139,900	193%	1940 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
221 Forest Ridge Way	\$1,950,000	10-23-2020	89%	83%	Conventional

[221 Forest Ridge Way](#) - MLS#: [202002501](#) - Original price was \$2,350,000 - \$1 MILLION LESS than seller's cost! This peaceful luxury resort style home is only minutes away from sandy beaches and vibrant downtown Honolulu and Waikiki. Enjoy vast ocean, sunset, and city light views from your spacious covered lanai, living room, master suite, or outdoor spa. Awake to gentle sounds of birds, relax on the drive home through the tropical forest, or cozy up to a fireplace on the cooler nights. Live a sustainable lifestyle with private fresh rainwater reserve system and photovoltaic energy. This home boasts a separate office, exotic hardwood throughout, two fireplaces, Bosch and Wolf appliances, and travertine and hardwood floors. Be sure to watch the video by clicking on the home icon. **Region:** Metro **Neighborhood:** Tantalus **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 5 **View:** City, Coastline, Garden, Ocean, Sunset **Frontage:** Preservation **Pool:** Spa/HotTub **Zoning:** 61 - P-1 Restricted Preservatio **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market