

1080 Kaopulu Place, Honolulu 96825 * \$1,790,000

Beds: 4	MLS#: 202119115, FS	Year Built: 1985
Bath: 4/0	Status: Cancelled	Remodeled: 2015
Living Sq. Ft.: 2,592	List Date & DOM: 07-28-2021 & 13	Total Parking: 4
Land Sq. Ft.: 11,478	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 420	Frontage:	Building: \$400,000
Sq. Ft. Other: 0	Tax/Year: \$390/2020	Land: \$892,400
Total Sq. Ft. 3,012	Neighborhood: Mariners Ridge	Total: \$1,292,400
Maint./Assoc. \$0 / \$19	Flood Zone : Zone D - Tool	Stories / CPR: Two, Split Level / No
Parking: 2 Car, Driveway, Garage, Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: City, Marina/Canal, Ocean, Sunrise	

Public Remarks: Watch the sunrise with sweeping ocean views from all 4 bedrooms in this rare gem at the top of desired Mariners Ridge in Hawaii Kai. Quiet cul-de-sac, circle driveway, two car garage with workshop & electric vehicle AC, extra parking, lush level yard and BBQ area. Vaulted ceilings with custom woodwork, 3 private levels living space with updates. Improvements include addition of permitted enclosure of porch and addition of wet bar and bath 4Q, 2012 with separate entrance. 2014 installed new Hawaiian Curly Koa Wood pergo flooring throughout and waterfall/fish pond in the gated front yard. 2015 installed 20 panels of owned solar PV with net metering! 5 new Anderson double paned windows installed in 2021. Above average/excellent condition sitting on 1/4 acre rim lot. Must see to believe the views. On a clear day you can often watch the whales jump or see the island of Molokai, Lanai & West Maui. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1080 Kaaopulu Place	\$1,790,000	4 & 4/0	2,592 \$691	11,478 \$156	13

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1080 Kaoopulu Place	\$390 \$0 \$19	\$892,400	\$400,000	\$1,292,400	139%	1985 & 2015

1080 Kaaopulu Place - MLS#: **202119115** - Watch the sunrise with sweeping ocean views from all 4 bedrooms in this rare gem at the top of desired Mariners Ridge in Hawaii Kai. Quiet cul-de-sac, circle driveway, two car garage with workshop & electric vehicle AC, extra parking, lush level yard and BBQ area. Vaulted ceilings with custom woodwork, 3 private levels living space with updates. Improvements include addition of permitted enclosure of porch and addition of wet bar and bath 4Q, 2012 with separate entrance. 2014 installed new Hawaiian Curly Koa Wood pergo flooring throughout and waterfall/fish pond in the gated front yard. 2015 installed 20 panels of owned solar PV with net metering! 5 new Anderson double paned windows installed in 2021. Above average/excellent condition sitting on 1/4 acre rim lot. Must see to believe the views. On a clear day you can often watch the whales jump or see the island of Molokai, Lanai & West Maui. **Region:** Hawaii Kai
Neighborhood: Mariners Ridge **Condition:** Above Average, Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 4 **View:** City, Marina/Canal, Ocean, Sunrise **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market