251 Portlock Road, Honolulu 96825 * $5,450,000

Sold Price:	$5,860,000	Sold Date:	11-24-2021	Sold Ratio:	108%
Beds:	**5**	MLS#:	**202121763, FS**	Year Built:	**2001**
Bath:	**5/1**	Status:	**Sold**	Remodeled:	**2021**
Living Sq. Ft.:	**4,497**	List Date & DOM:	**09-07-2021** & **17**	Total Parking:	**2**
Land Sq. Ft.:	**12,270**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**1,068**	Frontage:	**Ocean, Sandy Beach**	Building:	**$743,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$2,188/2021**	Land:	**$2,329,100**
Total Sq. Ft.	**5,565**	Neighborhood:	**Portlock**	Total:	**$3,072,500**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Driveway, Garage, Street**			Frontage:	**Ocean, Sandy Beach**
Zoning:	**03 - R10 - Residential District**			View:	**Coastline, Garden, Ocean, Sunset**

Public Remarks: Easy Breezy and Beautiful... This refined coastal beach house offers 5 bedrooms + a flex room, 5 full and one-half bath and magnificent views second to none! Sprawling open living spaces offer both formal & casual lounge areas complete w/ hardwood floors & vaulted ceilings overlooking mesmerizing ocean, coastline, and direct Diamond Head vistas. An expansive covered seaside lanai complete w/ built in professional BBQ grill & outdoor wet bar provides the ideal setting for large family gatherings & entertaining while overlooking magical sunsets each evening. The large open kitchen provides an abundance of counter space, dual prep stations, and professional appliances. The spacious ground floor Master Suite connects to an oceanfront covered lanai w/ azure Pacific Ocean views & panoramic landscapes beyond. The sizable Master Bathroom offers a custom walk-in closet, dual sinks, a sit-down vanity, and a large walk-in shower complete w/ outdoor access. Tropical landscaping completes this residence w/ both a private interior grassy courtyard area plus a seaside lawn w/ flowering plumeria trees & swaying coco palms. Welcome home... and start living your best beach life ever! **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
251 Portlock Road	$5,450,000	5 & 5/1	4,497 | $1,212	12,270 | $444	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
251 Portlock Road	$2,188 | $0 | $0	$2,329,100	$743,400	$3,072,500	177%	2001 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
251 Portlock Road	$5,860,000	11-24-2021	108%	108%	Cash

251 Portlock Road - MLS#: 202121763 - Easy Breezy and Beautiful... This refined coastal beach house offers 5 bedrooms + a flex room, 5 full and one-half bath and magnificent views second to none! Sprawling open living spaces offer both formal & casual lounge areas complete w/ hardwood floors & vaulted ceilings overlooking mesmerizing ocean, coastline, and direct Diamond Head vistas. An expansive covered seaside lanai complete w/ built in professional BBQ grill & outdoor wet bar provides the ideal setting for large family gatherings & entertaining while overlooking magical sunsets each evening. The large open kitchen provides an abundance of counter space, dual prep stations, and professional appliances. The spacious ground floor Master Suite connects to an oceanfront covered lanai w/ azure Pacific Ocean views & panoramic landscapes beyond. The sizable Master Bathroom offers a custom walk-in closet, dual sinks, a sit-down vanity, and a large walk-in shower complete w/ outdoor access. Tropical landscaping completes this residence w/ both a private interior grassy courtyard area plus a seaside lawn w/ flowering plumeria trees & swaying coco palms. Welcome home... and start living your best beach life ever! **Region:** Hawaii Kai **Neighborhood:** Portlock **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Coastline, Garden, Ocean, Sunset **Frontage:** Ocean,Sandy Beach **Pool:** None **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