3086 Kaohinani Drive, Honolulu 96817 * \$1,980,000 * Originally \$2,300,000

Beds: 6 Bath: 5/1 Living Sq. Ft.: 4,180

Land Sq. Ft.: 21,658

Lanai Sq. Ft.: **273** Sq. Ft. Other: **0** Total Sq. Ft. **4,453** Maint./Assoc. **\$0 / \$0** Parking: **2 Car, Carport** MLS#: 202224451, FS Status: Expired List Date & DOM: 01-02-2023 & 161 Average, Fair, Condition: Needs Major Repair Frontage: Stream/Canal Tax/Year: \$608/2023

Neighborhood: Dowsett

Flood Zone: Zone X - Tool

Year Built: **1960** Remodeled: **2016** Total Parking: **2**

View: City, Garden, Mountain, Ocean

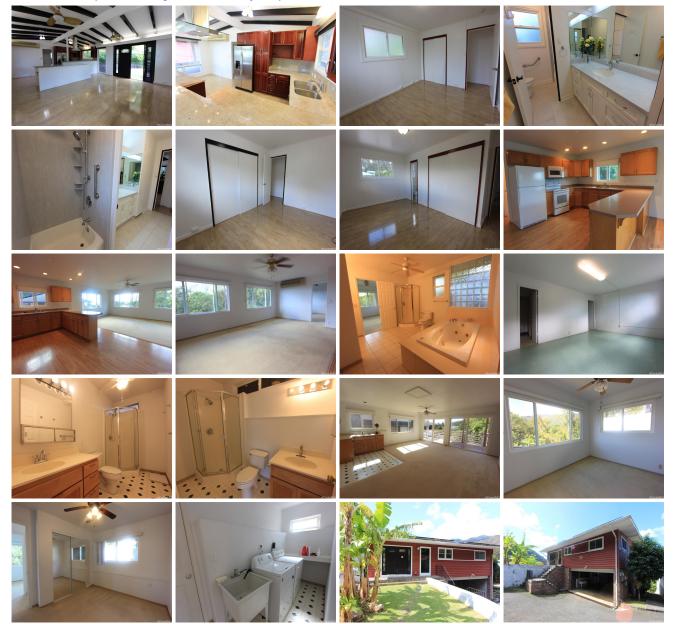
Assessed Value

Building: **\$464,200** Land: **\$2,180,400** Total: **\$2,644,600** Stories / CPR: **Three+** / **No**

Frontage: Stream/Canal

Zoning: 03 - R10 - Residential District

Public Remarks: Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Sale Conditions:** None **Schools:** <u>Nuuanu</u>, <u>Kawananakoa</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
<u>3086 Kaohinani Drive</u>	<u>\$1,980,000</u>	6 & 5/1	4,180 \$474	21,658 \$91	161

Address	LAX MAINT, LASS.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<u>3086 Kaohinani Drive</u>	\$608 \$0 \$0	\$2,180,400	\$464,200	\$2,644,600	75%	1960 & 2016

3086 Kaohinani Drive_ MLS#: 202224451 - Original price was \$2,300,000 - Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Region:** Metro **Neighborhood:** Dowsett **Condition:** Average, Fair, Needs Major Repair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Garden, Mountain, Ocean **Frontage:** Stream/Canal **Pool:** None **Zoning:** 03 - R10 -Residential District **Sale Conditions:** None **Schools:** <u>Nuuanu</u>, <u>Kawananakoa</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market