, Honolulu 96816 * $16,600,000

Sold Price: $14,250,000	Sold Date: 03-29-2023	Sold Ratio: 86%
Beds: **3**	MLS#: **202225288, FS**	Year Built: **2004**
Bath: **4/1**	Status: **Sold**	Remodeled: **2004**
Living Sq. Ft.: **3,168**	List Date & DOM: **12-12-2022** & **72**	Total Parking: **3**
Land Sq. Ft.: **15,044**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **370**	Frontage: **Ocean, Sandy Beach, Waterfront**	Building: **$753,600**
Sq. Ft. Other: **0**	Tax/Year: **$2,323/2022**	Land: **$7,351,600**
Total Sq. Ft. **3,538**	Neighborhood: **Diamond Head**	Total: **$8,105,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone VE - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway, Garage**	Frontage: **Ocean, Sandy Beach, Waterfront**	
Zoning: **04 - R-7.5 Residential District**	View: **Coastline, Diamond Head, Mountain, Ocean, Sunset**	

Public Remarks: VERY RARE OPPORTUNITY on Honolulu's prized stretch of beach! Situated on prestigious Diamond Head, fronting 85+linear ft of gorgeous sandy beach. This beautiful home was thoughtfully & meticulously rebuilt to new in 2004, w/exceptional attention to design details, while keeping the spirit & charm of a classic Kama'aina residence. The stunning setting features a large manicured lawn, carefully planned gardens, stone walls, gates and hedging providing security and privacy. Elegant quality Finishes include traditional batten board siding, hardwood flooring, crown moldings & walls of pocketing glass doors to enjoy the sweeping panoramic ocean & garden views. A generous second floor master suite boasts vaulted ceilings, a covered ocean facing lanai, walk-in closet w/numerous built ins. This one-of-a-kind Diamond Head home is in a perfect location to rediscover the pleasures of island living! A REMARKABLE PROPERTY OFFERING TRUE HAWAII AMBIANCE! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
	$16,600,000	3 & 4/1	3,168 | $5,240	15,044 | $1,103	72

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
	$2,323 | $0 | $0	$7,351,600	$753,600	$8,105,200	205%	2004 & 2004

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
	$14,250,000	03-29-2023	86%	86%	Cash

- MLS#: 202225288 - VERY RARE OPPORTUNITY on Honolulu's prized stretch of beach! Situated on prestigious Diamond Head, fronting 85+linear ft of gorgeous sandy beach. This beautiful home was thoughtfully & meticulously rebuilt to new in 2004, w/exceptional attention to design details, while keeping the spirit & charm of a classic Kama'aina residence. The stunning setting features a large manicured lawn, carefully planned gardens, stone walls, gates and hedging providing security and privacy. Elegant quality Finishes include traditional batten board siding, hardwood flooring, crown moldings & walls of pocketing glass doors to enjoy the sweeping panoramic ocean & garden views. A generous second floor master suite boasts vaulted ceilings, a covered ocean facing lanai, walk-in closet w/numerous built ins. This one-of-a-kind Diamond Head home is in a perfect location to rediscover the pleasures of island living! A REMARKABLE PROPERTY OFFERING TRUE HAWAII AMBIANCE! **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 3 **View:** Coastline, Diamond Head, Mountain, Ocean, Sunset **Frontage:** Ocean,Sandy Beach,Waterfront **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market