4505 Kahala Avenue, Honolulu 96816 * $16,500,000

Sold Price:	$15,000,000	Sold Date:	03-21-2023	Sold Ratio:	91%
Beds:	**5**	MLS#:	**202226328, FS**	Year Built:	**1988**
Bath:	**5/2**	Status:	**Sold**	Remodeled:	**2007**
Living Sq. Ft.:	**9,896**	List Date & DOM:	**12-30-2022** & **40**	Total Parking:	**8**
Land Sq. Ft.:	**56,511**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**5,208**	Frontage:	**Ocean, Waterfront**	Building:	**$5,083,200**
Sq. Ft. Other:	**726**	Tax/Year:	**$16,993/2022**	Land:	**$14,344,600**
Total Sq. Ft.	**15,830**	Neighborhood:	**Kahala Area**	Total:	**$19,427,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone VE - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Driveway, Garage, Street**	Frontage:	**Ocean, Waterfront**		
Zoning:	**04 - R-7.5 Residential District**	View:	**Coastline, Garden, Mountain, Ocean**		

Public Remarks: A FIRST CLASS ADDRESS... Location is more than cross streets. It's the entire neighborhood and the opportunities it provides. Welcome to Kahala, one of the most coveted and sought after locations on all of Oahu, Hawaii and this amazing property offering an incredible 1.3 ACRES of level landscaped oceanfront grounds. This stately residence rests on an estate sized parcel that spans from street to ocean and showcases a staggering 171 LINEAR FEET of unparalleled ocean frontage. The sprawling 5-bedroom home offers over 9,800 sq ft of interior living that seamlessly connects to an expansive oceanfront covered lanai creating a true sense of indoor/outdoor living amidst sizable lounge and entertaining spaces throughout. This single level residence offers a fantastic floor plan with large bedroom suites complete with sitting areas overlooking the seaside pool and spa and beautiful ocean vistas beyond. A gated entry leads to a vast driveway with motor court, garden areas and a sizable 4-car garage. This trophy property with generous dimensions offers the Buyer an Exceptional Value and the opportunity to refresh or renovate to your personal style. It's all about the address... **Sale Conditions:** None **Schools:** Kahala, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
4505 Kahala Avenue	$16,500,000	5 & 5/2	9,896 | $1,667	56,511 | $292	40

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
4505 Kahala Avenue	$16,993 | $0 | $0	$14,344,600	$5,083,200	$19,427,800	85%	1988 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
4505 Kahala Avenue	$15,000,000	03-21-2023	91%	91%	Cash

4505 Kahala Avenue - MLS#: 202226328 - A FIRST CLASS ADDRESS... Location is more than cross streets. It's the entire neighborhood and the opportunities it provides. Welcome to Kahala, one of the most coveted and sought after locations on all of Oahu, Hawaii and this amazing property offering an incredible 1.3 ACRES of level landscaped oceanfront grounds. This stately residence rests on an estate sized parcel that spans from street to ocean and showcases a staggering 171 LINEAR FEET of unparalleled ocean frontage. The sprawling 5-bedroom home offers over 9,800 sq ft of interior living that seamlessly connects to an expansive oceanfront covered lanai creating a true sense of indoor/outdoor living amidst sizable lounge and entertaining spaces throughout. This single level residence offers a fantastic floor plan with large bedroom suites complete with sitting areas overlooking the seaside pool and spa and beautiful ocean vistas beyond. A gated entry leads to a vast driveway with motor court, garden areas and a sizable 4-car garage. This trophy property with generous dimensions offers the Buyer an Exceptional Value and the opportunity to refresh or renovate to your personal style. It's all about the address... **Region:** Diamond Head **Neighborhood:** Kahala Area **Condition:** Above Average **Parking:** 3 Car+, Boat, Driveway, Garage, Street **Total Parking:** 8 **View:** Coastline, Garden, Mountain, Ocean **Frontage:** Ocean,Waterfront **Pool:** Heated,In Ground,Spa/HotTub,Tile **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Kahala, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market