4074 Puu Eleele Place, Honolulu 96816 * \$4,875,000 * Originally \$5,300,000

Beds: 4 MLS#: 202306789, FS Year Built: 1926 Bath: **5/0** Status: Active Remodeled: Living Sq. Ft.: 2,970 List Date & DOM: **04-06-2023** & **392** Total Parking: 3

Land Sq. Ft.: 8,470 Condition: Above Average **Assessed Value**

Frontage: **Ocean, Waterfront** Lanai Sq. Ft.: 490 Building: \$387,900

Tax/Year: **\$4,291/2024** Sq. Ft. Other: 843 Land: \$5,252,300

Neighborhood: Kahala-black Point Total Sq. Ft. 4,303 Total: \$5,165,700

Maint./Assoc. **\$0 / \$375** Flood Zone: Zone VE,Zo - Tool Stories / CPR: Three+ / No

Parking: 3 Car+, Garage Frontage: Ocean, Waterfront

View: Coastline, Garden, Mountain, Ocean, Sunrise Zoning: 03 - R10 - Residential District

Public Remarks: *PRICED BELOW TAX ASSESSED VALUE* This classic 1920s home restored and well cared for many years, has a timeless elegance and charm that you won't forget. Nestled amongst the lava rock on the east side of Black Point and perfectly situated to be a tranquil private escape, this home is perfect for anyone looking for a property with a sense of security, privacy, and luxury. Quiet and peaceful, with only 31 homes behind the private, gated Black Point entry. This fourbedroom, three-bath main home with multiple lanais on three levels comes with a separate one-bedroom guest house that is connected by an elevator or a path through the lava rock garden, featuring a beautiful koi pond. Enjoy it as it is, or use the Seller's architectural plans and drawings that are offered with the sale and make it a fully updated beach house retreat, with all the modern finishes. Featuring the Black Point Association's iconic saltwater pool. A private cove-like setting makes ocean access easy- swim, paddle, surf, or fish right outside your door! Tax records may not match actual sq footage. 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
4074 Puu Eleele Place	<u>\$4,875,000</u>	4 & 5/0	2,970 \$1,641	8,470 \$576	392

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
4074 Puu Eleele Place	\$4,291 \$0 \$375	\$5,252,300	\$387,900	\$5,165,700	94%	1926 & NA

4074 Puu Eleele Place - MLS#: 202306789 - Original price was \$5,300,000 - *PRICED BELOW TAX ASSESSED VALUE* This classic 1920s home restored and well cared for many years, has a timeless elegance and charm that you won't forget. Nestled amongst the lava rock on the east side of Black Point and perfectly situated to be a tranguil private escape, this home is perfect for anyone looking for a property with a sense of security, privacy, and luxury. Quiet and peaceful, with only 31 homes behind the private, gated Black Point entry. This four-bedroom, three-bath main home with multiple lanais on three levels comes with a separate one-bedroom guest house that is connected by an elevator or a path through the lava rock garden, featuring a beautiful koi pond. Enjoy it as it is, or use the Seller's architectural plans and drawings that are offered with the sale and make it a fully updated beach house retreat, with all the modern finishes. Featuring the Black Point Association's iconic saltwater pool. A private cove-like setting makes ocean access easy- swim, paddle, surf, or fish right outside your door! Tax records may not match actual sq footage. Region: Diamond Head Neighborhood: Kahala-black Point Condition: Above Average Parking: 3 Car+, Garage Total Parking: 3 View: Coastline, Garden, Mountain, Ocean, Sunrise Frontage: Ocean, Waterfront Pool: Community Association Pool Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: Kahala, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info