

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

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|---|---|--|
| 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 |
| Lanai Sq. Ft.: 490 | Frontage: Ocean, Waterfront | Building: \$387,900 |
| Sq. Ft. Other: 843 | Tax/Year: \$4,291/2024 | Land: \$5,252,300 |
| Total Sq. Ft. 4,303 | Neighborhood: Kahala-black Point | 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 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. **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 | \$4,875,000 | 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 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 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](#)

DOM = Days on Market