3473A Paty Drive Unit 243A, Honolulu 96822 * \$5,300,000

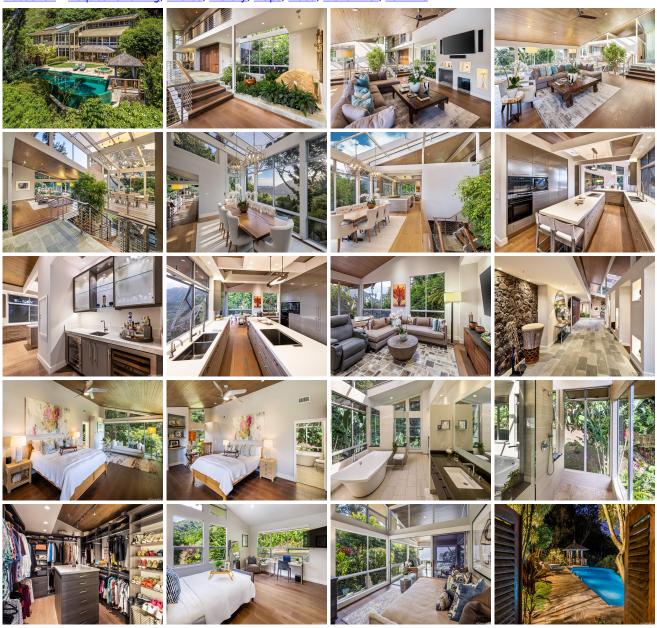
MLS#: 202320095, FS Beds: 5 Year Built: 1990 Status: Active Bath: 4/2 Remodeled: 2017 Living Sq. Ft.: **6,411** List Date & DOM: 08-29-2023 & 255 Total Parking: 6 Land Sq. Ft.: 412,992 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: **Preservation** Building: \$2,453,100 Sq. Ft. Other: 501 Tax/Year: \$1,172/2023 Land: \$1,804,100 Total Sq. Ft. **6,912** Total: \$4,257,200 Neighborhood: Manoa-woodlawn Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Three+ / Yes

Parking: **3 Car+, Driveway, Garage** Frontage: **Preservation**

Zoning: 61 - P-1 Restricted Preservatio

View: City, Coastline, Garden, Mountain, Ocean, Sunset

Public Remarks: MAJESTIC MANOA MASTERPIECE! This tranquil property sits on 9.480 acres of preservation land. Sitting at the end of Paty Drive, this home offers privacy on top of 360 surrounding degree views. Not only does nature hug every crevice of this home, it is the centerpiece of the main floor living area. Breathe in fresh air from the comfort of your sofa. The airy design along with the soaring glass ceilings integrates the home with nature, making this home the ultimate sanctuary. Renovations were done by award winning and international designer Beatrice Girelli of Indidesign. An external glass elevator was added in 2021, along with re-landscaping and re-decking. You are allowed to build an Accessory Dwelling Unit on the premises, but only up to 3,500 sq. ft. Please confirm with DPP. **Sale Conditions:** None **Schools:** Noelani, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|-----------------------|-------------|----------|---------------|----------------|-----|
| 3473A Paty Drive 243A | \$5,300,000 | 5 & 4/2 | 6,411 \$827 | 412,992 \$13 | 255 |

| Address | I I AX I MAINT, I ASS. I | Assessed Land | | Assessed Total | Ratio | Year & Remodeled |
|-----------------------|--------------------------|------------------|-------------|-------------------|-------|---------------------|
| 3473A Paty Drive 243A | \$1,172 \$0 \$0 | \$1,804,100 | \$2,453,100 | \$4,257,200 | 124% | 1990 & 2017 |

3473A Paty Drive 243A - MLS#: 202320095 - MAJESTIC MANOA MASTERPIECE! This tranquil property sits on 9.480 acres of preservation land. Sitting at the end of Paty Drive, this home offers privacy on top of 360 surrounding degree views. Not only does nature hug every crevice of this home, it is the centerpiece of the main floor living area. Breathe in fresh air from the comfort of your sofa. The airy design along with the soaring glass ceilings integrates the home with nature, making this home the ultimate sanctuary. Renovations were done by award winning and international designer Beatrice Girelli of Indidesign. An external glass elevator was added in 2021, along with re-landscaping and re-decking. You are allowed to build an Accessory Dwelling Unit on the premises, but only up to 3,500 sq. ft. Please confirm with DPP. Region: Metro Neighborhood: Manoa-woodlawn Condition: Excellent Parking: 3 Car+, Driveway, Garage Total Parking: 6 View: City, Coastline, Garden, Mountain, Ocean, Sunset Frontage: Preservation Pool: Heated,In Ground,Spa/HotTub Zoning: 61 - P-1 Restricted Preservatio Sale Conditions: None Schools: Noelani, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market