3086 Kaohinani Drive, Honolulu 96817 * $1,980,000

Beds:	**6**	MLS#:	**202400173, FS**	Year Built:	**1960**
Bath:	**5/1**	Status:	**Active**	Remodeled:	**2016**
Living Sq. Ft.:	**4,180**	List Date & DOM:	**01-08-2024** & **123**	Total Parking:	**2**
Land Sq. Ft.:	**21,658**	Condition:	**Average, Fair, Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**273**	Frontage:	**Stream/Canal**	Building:	**$340,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$731/2024**	Land:	**$2,255,600**
Total Sq. Ft.	**4,453**	Neighborhood:	**Dowsett**	Total:	**$2,595,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / No**
Parking:	**2 Car, Carport**			Frontage:	**Stream/Canal**
Zoning:	**03 - R10 - Residential District**			View:	**City, Garden, Mountain, Ocean**

Public Remarks: Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Sale Conditions:** None **Schools:** Nuuanu, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3086 Kaohinani Drive	$1,980,000	6 & 5/1	4,180 | $474	21,658 | $91	123

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3086 Kaohinani Drive	$731 | $0 | $0	$2,255,600	$340,000	$2,595,600	76%	1960 & 2016

3086 Kaohinani Drive - MLS#: 202400173 - Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Region:** Metro **Neighborhood:** Dowsett **Condition:** Average, Fair, Needs Major Repair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Garden, Mountain, Ocean **Frontage:** Stream/Canal **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Nuuanu, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market