

84-940 Moalehua Street, Waianae 96792 * \$3,888,888

Beds: 6	MLS#: <u>202406314</u>, FS	Year Built: 1995
Bath: 4/2	Status: Active	Remodeled:
Living Sq. Ft.: 5,706	List Date & DOM: 03-13-2024 & 66	Total Parking: 3
Land Sq. Ft.: 45,000	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 2,008	Frontage:	Building: \$1,257,200
Sq. Ft. Other: 210	Tax/Year: \$472/2023	Land: \$602,000
Total Sq. Ft. 7,924	Neighborhood: Maunaolu Estates	Total: \$1,859,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning : 56 - Country District	View: Mountain, Ocean, Sunset	

Public Remarks: Take a moment, close your eyes & imagine yourself living lavishly, surrounded by opulence and sophistication in an Italian Villa. Now picture your villa nestled within a gated community & encompassed by the unparalleled mountainous views of Makaha Valley. Immerse yourself further to be welcomed home through a grand entrance, & step into a thoughtfully planned layout that boasts not only 6 bedrooms, 4 full baths, 2 half baths, but also a study, billiards room, & movie theatre. In the heart of the home is the chef's kitchen, ready to inspire endless culinary adventures, with an added exterior grilling space that's sure to impress. Outside, within your beautifully landscaped courtyard, you will find a waterfall feature that adds the perfect finishing touch to a space worthy of hosting lavish events, while the tennis/basketball/pickleball court above, caters to an active lifestyle. Come relax & bask in the sunlight or unwind in breathtaking sunset views on either of your spacious balcony lanais. This moment is the opportunity to make that vision a reality to experience a life within the epitome of luxury & elegance in this masterful estate, where no detail has been spared. **Sale Conditions:** None **Schools:** , ,

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Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
84-940 Moaelehua Street	\$3,888,888	6 & 4/2	5,706 \$682	45,000 \$86	66

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
84-940 Moaelehua Street	\$472 \$0 \$0	\$602,000	\$1,257,200	\$1,859,200	209%	1995 & NA

<p>84-940 Moaelehua Street - MLS#: 202406314 - Take a moment, close your eyes & imagine yourself living lavishly, surrounded by opulence and sophistication in an Italian Villa. Now picture your villa nestled within a gated community & encompassed by the unparalleled mountainous views of Makaha Valley. Immerse yourself further to be welcomed home through a grand entrance, & step into a thoughtfully planned layout that boasts not only 6 bedrooms, 4 full baths, 2 half baths, but also a study, billiards room, & movie theatre. In the heart of the home is the chef's kitchen, ready to inspire endless culinary adventures, with an added exterior grilling space that's sure to impress. Outside, within your beautifully landscaped courtyard, you will find a waterfall feature that adds the perfect finishing touch to a space worthy of hosting lavish events, while the tennis/basketball/pickleball court above, caters to an active lifestyle. Come relax & bask in the sunlight or unwind in breathtaking sunset views on either of your spacious balcony lanais. This moment is the opportunity to make that vision a reality to experience a life within the epitome of luxury & elegance in this masterful estate, where no detail has been spared. Region: Leeward Neighborhood: Maunaolu Estates Condition: Excellent, Above Average Parking: 3 Car+, Driveway, Garage Total Parking: 3 View: Mountain, Ocean, Sunset Frontage: Pool: None Zoning: 56 - Country District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</p>						
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DOM = Days on Market