

3202 Pololei Place, Honolulu 96822 * \$1,395,000

Beds: 3	MLS#: 202407248, FS	Year Built: 1962
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,541	List Date & DOM: 04-05-2024 & 12	Total Parking: 4
Land Sq. Ft.: 7,538	Condition: Average	Assessed Value
Lanai Sq. Ft.: 99	Frontage:	Building: \$257,000
Sq. Ft. Other: 140	Tax/Year: \$483/2024	Land: \$1,398,500
Total Sq. Ft. 1,780	Neighborhood: Manoa Area	Total: \$1,655,500
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport, Driveway	Frontage:	
Zoning: 04 - R-7.5 Residential District	View: Mountain	

Public Remarks: Have you been looking for a single level home in the highly coveted Manoa Valley with incredible upside potential? Come check out this charming and well-maintained 3 bed 2 bath home, reminiscent of Old Hawaii, offering plenty of character and potential for those seeking a blank canvas providing endless possibilities. Nestled in a low traffic cul-de-sac within the heart of the valley, this gem offers unparalleled privacy and the ease of single-level living, free from the hassle of stairs or hills—a perfect blend of comfort and tranquility. Embrace your outdoor living space where your covered patio flows seamlessly into an open-air living room, inviting relaxation and social gatherings with your favorite people. Cherish the luxury of the frequent valley tradewinds and multiple split a/c systems for those warm tropical nights. Conveniently located in Manoa Valley, you'll love being just minutes away from Manoa Elementary, the University of Hawaii, downtown, hospitals, and world renown restaurants. Enjoy more time at home and less time commuting. Welcome to a rare find in one of Oahu's most desirable neighborhoods, where every day is a testament to the beauty of island living. **Sale Conditions:** None **Schools:** , , *
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Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
3202 Pololei Place	\$1,395,000	3 & 2/0	1,541 \$905	7,538 \$185	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3202 Pololei Place	\$483 \$0 \$0	\$1,398,500	\$257,000	\$1,655,500	84%	1962 & NA

3202 Pololei Place - MLS#: **202407248** - Have you been looking for a single level home in the highly coveted Manoa Valley with incredible upside potential? Come check out this charming and well-maintained 3 bed 2 bath home, reminiscent of Old Hawaii, offering plenty of character and potential for those seeking a blank canvas providing endless possibilities. Nestled in a low traffic cul-de-sac within the heart of the valley, this gem offers unparalleled privacy and the ease of single-level living, free from the hassle of stairs or hills—a perfect blend of comfort and tranquility. Embrace your outdoor living space where your covered patio flows seamlessly into an open-air living room, inviting relaxation and social gatherings with your favorite people. Cherish the luxury of the frequent valley tradewinds and multiple split a/c systems for those warm tropical nights. Conveniently located in Manoa Valley, you'll love being just minutes away from Manoa Elementary, the University of Hawaii, downtown, hospitals, and world renown restaurants. Enjoy more time at home and less time commuting. Welcome to a rare find in one of Oahu's most desirable neighborhoods, where every day is a testament to the beauty of island living. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 4 **View:** Mountain **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market