

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

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

**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:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">3202 Pololei Place</a>	<a href="#">\$1,395,000</a>	3 & 2/0	1,541   \$905	7,538   \$185	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">3202 Pololei Place</a>	\$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