3523 Alani Drive, Honolulu 96822 * \$2,080,000

Beds: 4 MLS#: 202412025, FS Year Built: 1947 Bath: 3/0 Status: Active Remodeled: 2021 Living Sq. Ft.: 2,360 List Date & DOM: 05-27-2024 & 30 Total Parking: 8 Land Sq. Ft.: 7,784 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: **\$299,300**

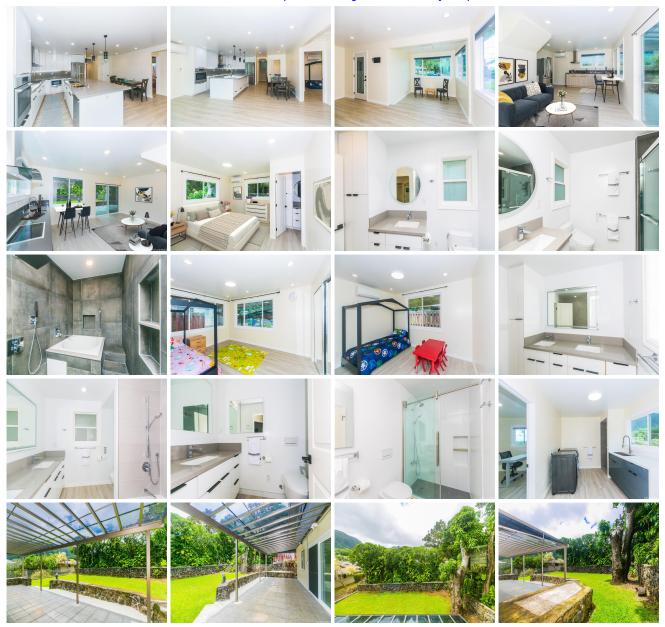
Sq. Ft. Other: 0 Tax/Year: \$411/2024 Land: \$1,228,700 Total Sq. Ft. 2,360 Neighborhood: Manoa-woodlawn Total: **\$1,528,000**

Stories / CPR: Two, Split Level / Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 3 Car+, Boat, Carport Frontage:

Zoning: 03 - R10 - Residential District View: City, Mountain

Public Remarks: ALL THE BELLS, WHISTLES, AND EFFICIENT! Modern, contemporary, indulgent Manoa home. 3/2 main house with den/office, and a 1/1 with wetbar downstairs, on a walled and fenced level lot. Parking for 8 or more cars includes a Japan-made aluminum 3-car carport and EV charging port! All single wall areas of the home were upgraded to double wall. Mitsubishi split AC was added to all bedroom and common areas. All windows were changed from jalousies to IWD double pane panels. Main bathroom features a Japanese Furo (soaking tub). Enjoy your favorite music on the bluetooth speaker system during your soak. All bathrooms fully renovated with new cabinets, quartz slabs, Hansrohe fixtures, and Toto toilet/bidet combo. Flooring throughout the home is waterproof luxury vinyl. Luxurious gourmet kitchen features top of the line Bosch 800 series appliances, high end Hansgrohe kitchen fixtures, Zephyr hood ventilation, and a long kitchen island with a deep trough like sink and ample space for prep work or countertop dining. Patio has Kunkel Works lanai cover that could possibly be enclosed. Minutes away from Manoa Marketplace, UH University, top 5 private schools on Oahu, and great eateries. Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
3523 Alani Drive	\$2,080,000	4 & 3/0	2,360 \$881	7,784 \$267	30

Address	I I ax I Maint. I Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3523 Alani Drive	\$411 \$0 \$0	\$1,228,700	\$299,300	\$1,528,000	136%	1947 & 2021

3523 Alani Drive - MLS#: 202412025 - ALL THE BELLS, WHISTLES, AND EFFICIENT! Modern, contemporary, indulgent Manoa home. 3/2 main house with den/office, and a 1/1 with wetbar downstairs, on a walled and fenced level lot. Parking for 8 or more cars includes a Japan-made aluminum 3-car carport and EV charging port! All single wall areas of the home were upgraded to double wall. Mitsubishi split AC was added to all bedroom and common areas. All windows were changed from jalousies to IWD double pane panels. Main bathroom features a Japanese Furo (soaking tub). Enjoy your favorite music on the bluetooth speaker system during your soak. All bathrooms fully renovated with new cabinets, quartz slabs, Hansrohe fixtures, and Toto toilet/bidet combo. Flooring throughout the home is waterproof luxury vinyl. Luxurious gourmet kitchen features top of the line Bosch 800 series appliances, high end Hansgrohe kitchen fixtures, Zephyr hood ventilation, and a long kitchen island with a deep trough like sink and ample space for prep work or countertop dining. Patio has Kunkel Works lanai cover that could possibly be enclosed. Minutes away from Manoa Marketplace, UH University, top 5 private schools on Oahu, and great eateries. Region: Metro Neighborhood: Manoa-woodlawn Condition: Excellent Parking: 3 Car+, Boat, Carport Total Parking: 8 View: City, Mountain Frontage: Pool: None Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market