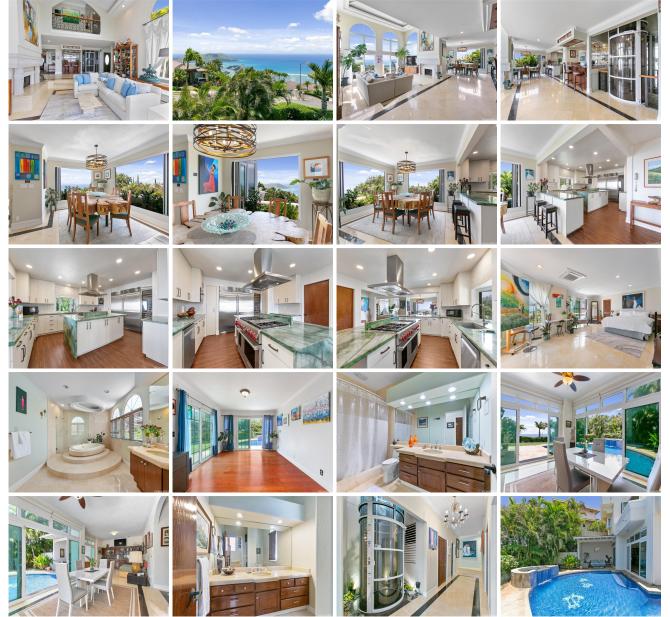
96 Moaniala Place, Honolulu 96821 * \$3,950,000

| Beds: 3 | MLS#: | <u>202413812,</u> FS | Year Built: 1988 |
|-----------------------------------|---------------|----------------------|------------------------------|
| Bath: 2/1 | Status: | Active | Remodeled: 2021 |
| Living Sq. Ft.: 3,716 List | Date & DOM: | 06-10-2024 & 17 | Total Parking: 2 |
| Land Sq. Ft.: 8,666 | Condition: | Excellent | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: | Other | Building: \$1,020,700 |
| Sq. Ft. Other: 0 | Tax/Year: | \$622/2023 | Land: \$1,454,900 |
| Total Sq. Ft. 3,716 N | leighborhood: | Hawaii Loa Ridge | Total: \$2,475,600 |
| Maint./Assoc. \$0 / \$380 | Flood Zone: | Zone D - <u>Tool</u> | Stories / CPR: Three+ / No |
| Parking: 2 Car, Driveway, Garage | | Frontage: Other | |

Zoning: 04 - R-7.5 Residential District

View: Coastline, Mountain, Ocean, Sunrise

Public Remarks: Spectacular ocean and Koko Head views from this elegant home in the gated community of Hawaii Loa Ridge. Beautifully remodeled with an attractive panoramic elevator for all 3 floors. All new kitchen with custom cabinets, top of the line appliances - large SubZero refrigerator/freezer, SubZero wine refrigerator, Wolf 6 burner gas stovetop, Bosch washer and dryer, Davinci quartzite countertop slabs. New windows in dining and kitchen for more expansive views. Corner lot with dramatic architecture and high ceilings and floor to ceiling glass windows to capture outstanding views. Spacious primary bedroom and bathroom on upper level for complete privacy, main living areas in the mid level and two bedrooms plus family room on lower level. All conveniently accessible by your panoramic elevator. Family room on lower level opens out to inviting swimming pool, covered lanai, and nice level gardens, a fun area for entertaining. Here's a bonus- long, level driveway for an additional 6 cars in addition to the 2 car garage. A truly great home!! **Sale Conditions:** None **Schools:** <u>Aina</u> <u>Haina, Niu Valley, Kalani</u> * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|--------------------------|--------------------|----------|-----------------|---------------|-----|
| <u>96 Moaniala Place</u> | <u>\$3,950,000</u> | 3 & 2/1 | 3,716 \$1,063 | 8,666 \$456 | 17 |

| Address | LAX MAINT, ASS. | | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------|---------------------|-------------|----------------------|-------------------|-------|---------------------|
| <u>96 Moaniala Place</u> | \$622 \$0 \$380 | \$1,454,900 | \$1,020,700 | \$2,475,600 | 160% | 1988 & 2021 |

<u>96 Moaniala Place</u> - MLS#: <u>202413812</u> - Spectacular ocean and Koko Head views from this elegant home in the gated community of Hawaii Loa Ridge. Beautifully remodeled with an attractive panoramic elevator for all 3 floors. All new kitchen with custom cabinets, top of the line appliances - large SubZero refrigerator/freezer, SubZero wine refrigerator, Wolf 6 burner gas stovetop, Bosch washer and dryer, Davinci quartzite countertop slabs. New windows in dining and kitchen for more expansive views. Corner lot with dramatic architecture and high ceilings and floor to ceiling glass windows to capture outstanding views. Spacious primary bedroom and bathroom on upper level for complete privacy, main living areas in the mid level and two bedrooms plus family room on lower level. All conveniently accessible by your panoramic elevator. Family room on lower level opens out to inviting swimming pool, covered lanai, and nice level gardens, a fun area for entertaining. Here's a bonus- long, level driveway for an additional 6 cars in addition to the 2 car garage. A truly great home!! **Region:** Diamond Head **Neighborhood:** Hawaii Loa Ridge **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Other **Pool:** In Ground, Tile, Pool on Property **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Aina Haina, Niu Valley, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market