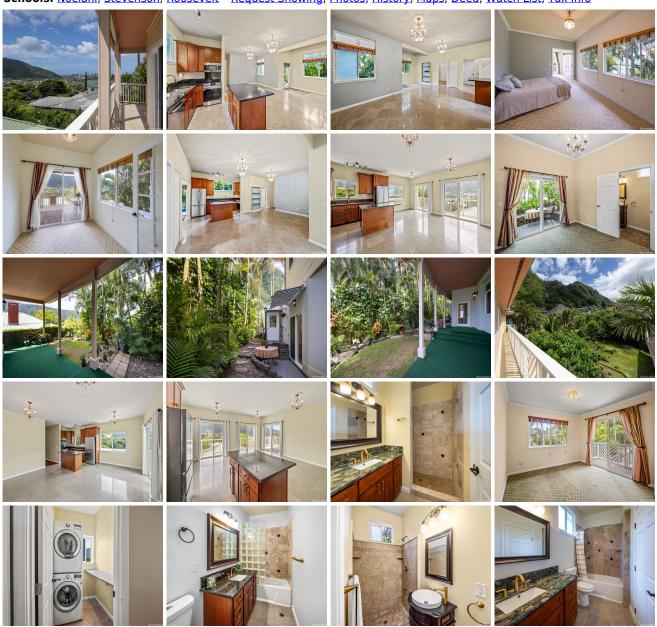
## 3156 Oahu Avenue Unit A, Honolulu 96822 \* \$2,850,000

MLS#: 202414672, FS Beds: 4 Year Built: 2011 Status: Active Remodeled: Bath: 4/0 Living Sq. Ft.: 2,312 List Date & DOM: 06-24-2024 & 6 Total Parking: 2 Land Sq. Ft.: 3,465 Condition: Excellent **Assessed Value** Building: **\$506,600** Lanai Sq. Ft.: 775 Frontage: Sq. Ft. Other: 0 Tax/Year: \$445/2024 Land: \$1,019,800 Total Sq. Ft. 3,087 Neighborhood: Manoa Area Total: \$1,526,400 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / Yes

Parking: **2 Car, Driveway** Frontage:

Zoning: 04 - R-7.5 Residential District View: City, Garden, Mountain

**Public Remarks:** 3156 and 3156A Oahu Ave are CPR'd and can be bought and sold separately or together. Both homes have their own Hot Water and PV Solar systems grandfathered into HECO's desirable NEM metering agreement. Each has its own Tesla V.3 charger and two assigned parking spaces. The front home has separate upper and lower floors and entrances, which are grandfathered in. Extensively remodeled in 2011 and in 2024 with modern electrical and plumbing and many new appliances w/ warranties. Metal roof has 2 yr No Leak Warranty by Seller. Many authentic vintage lighting fixtures & working fireplaces. Beautiful landscaping and romantic night lighting. Excellent condition inside and out. **Sale Conditions:** None **Schools:** Noelani, Stevenson, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
3156 Oahu Avenue A	<u>\$2,850,000</u>	4 & 4/0	2,312   \$1,233	3,465   \$823	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3156 Oahu Avenue A	\$445   \$0   \$0	\$1,019,800	\$506,600	\$1,526,400	187%	2011 & NA

3156 Oahu Avenue A - MLS#: 202414672 - 3156 and 3156A Oahu Ave are CPR'd and can be bought and sold separately or together. Both homes have their own Hot Water and PV Solar systems grandfathered into HECO's desirable NEM metering agreement. Each has its own Tesla V.3 charger and two assigned parking spaces. The front home has separate upper and lower floors and entrances, which are grandfathered in. Extensively remodeled in 2011 and in 2024 with modern electrical and plumbing and many new appliances w/ warranties. Metal roof has 2 yr No Leak Warranty by Seller. Many authentic vintage lighting fixtures & working fireplaces. Beautiful landscaping and romantic night lighting. Excellent condition inside and out. Region: Metro Neighborhood: Manoa Area Condition: Excellent Parking: 2 Car, Driveway Total Parking: 2 View: City, Garden, Mountain Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Noelani, Stevenson, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market