766 Ocean View Drive, Honolulu 96816 * $4,200,777 * Originally $5,800,000

Beds:	**4**	MLS#:	**202205334, FS**	Year Built:	**1937**
Bath:	**5/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**3,361**	List Date & DOM:	**03-28-2022** & **825**	Total Parking:	**10**
Land Sq. Ft.:	**25,372**	Condition:	**Above Average, Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$411,800**
Sq. Ft. Other:	**360**	Tax/Year:	**$2,004/2022**	Land:	**$2,546,700**
Total Sq. Ft.	**3,721**	Neighborhood:	**Kaimuki**	Total:	**$2,958,500**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Basement, One, Two / No**
Parking:	**3 Car+, Boat, Carport, Driveway, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**City, Coastline, Diamond Head, Garden, Mountain, Ocean, Other, Sunrise, Sunset**		

Public Remarks: The opportunity of a lifetime! Last of its kind, extremely rare and precious, intact HUGE 25,372 sq. ft. lot in Kaimuki zoned R-5, with expansive mountain, ocean, and city views - Diamond Head, Koko Head, Waikiki, Kahala, neighbor islands! Views from front, rear, and side of the lot! Tons of options for rebuilding, remodeling, expanding, dividing, and more! Make this your castle, fortress, multi-unit compound, or unique community of units. Perfectly located in Kaimuki near beaches, hikes, restaurants, shops, medical care, freeway on/off, schools, churches, parks, everything you need! Existing structures: 1) Single family home with kitchen, living room, 2 bedrooms, 3 bathrooms, & bonus rooms, on the main level, a large upstairs loft/bedroom and a large basement, 2) a 1 bed/1 bath unit, and 3) a studio unit. All square footage taken from tax record - actual measurements and #of rooms/bathrooms may differ from tax record. DO NOT GO ONTO THE PROPERTY WITHOUT LISTING AGENT - NO TRESSPASSING. All items at the property shall remain there at closing except for tenant's belongings in the 1/1 unit. AS IS Sale. Buyer to order own TIR, and do own thorough due diligence. Watch the video! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
766 Ocean View Drive	**$4,200,777**	4 & 5/0	3,361 | $1,250	25,372 | $166	825

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
766 Ocean View Drive	$2,004 | $0 | $0	$2,546,700	$411,800	$2,958,500	142%	1937 & NA

766 Ocean View Drive - MLS#: 202205334 - Original price was $5,800,000 - The opportunity of a lifetime! Last of its kind, extremely rare and precious, intact HUGE 25,372 sq. ft. lot in Kaimuki zoned R-5, with expansive mountain, ocean, and city views - Diamond Head, Koko Head, Waikiki, Kahala, neighbor islands! Views from front, rear, and side of the lot! Tons of options for rebuilding, remodeling, expanding, dividing, and more! Make this your castle, fortress, multi-unit compound, or unique community of units. Perfectly located in Kaimuki near beaches, hikes, restaurants, shops, medical care, freeway on/off, schools, churches, parks, everything you need! Existing structures: 1) Single family home with kitchen, living room, 2 bedrooms, 3 bathrooms, & bonus rooms, on the main level, a large upstairs loft/bedroom and a large basement, 2) a 1 bed/1 bath unit, and 3) a studio unit. All square footage taken from tax record - actual measurements and #of rooms/bathrooms may differ from tax record. DO NOT GO ONTO THE PROPERTY WITHOUT LISTING AGENT - NO TRESSPASSING. All items at the property shall remain there at closing except for tenant's belongings in the 1/1 unit. AS IS Sale. Buyer to order own TIR, and do own thorough due diligence. Watch the video! **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Above Average, Average **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 10 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean, Other, Sunrise, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market