3473A Paty Drive Unit 243A, Honolulu 96822 * * $5,300,000

Beds:	**5**	MLS#:	**202320095, FS**	Year Built:	**1990**
Bath:	**4/2**	Status:	**Active**	Remodeled:	**2017**
Living Sq. Ft.:	**6,411**	List Date & DOM:	**08-29-2023** & **323**	Total Parking:	**6**
Land Sq. Ft.:	**412,992**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Preservation**	Building:	**$2,453,100**
Sq. Ft. Other:	**501**	Tax/Year:	**$1,172/2023**	Land:	**$1,804,100**
Total Sq. Ft.	**6,912**	Neighborhood:	**Manoa-woodlawn**	Total:	**$4,257,200**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / Yes**
Parking:	**3 Car+, Driveway, Garage**	Frontage:	**Preservation**		
Zoning:	**61 - P-1 Restricted Preservatio**	View:	**City, Coastline, Garden, Mountain, Ocean, Sunset**		

Public Remarks: MAJESTIC MANOA MASTERPIECE! This tranquil property sits on 9.480 acres of preservation land. Sitting at the end of Paty Drive, this home offers privacy on top of 360 surrounding degree views. Not only does nature hug every crevice of this home, it is the centerpiece of the main floor living area. Breathe in fresh air from the comfort of your sofa. The airy design along with the soaring glass ceilings integrates the home with nature, making this home the ultimate sanctuary. Renovations were done by award winning and international designer Beatrice Girelli of Indidesign. An external glass elevator was added in 2021, along with re-landscaping and re-decking. You are allowed to build an Accessory Dwelling Unit on the premises, but only up to 3,500 sq. ft. Please confirm with DPP. **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.	Lanai	Occ.	FL	DOM
3473A Paty Drive 243A	$5,300,000	5 & 4/2	6,411 | $827	412,992 | $13	0	0%	0	323

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3473A Paty Drive 243A	$1,172 | $0 | $0	$1,804,100	$2,453,100	$4,257,200	124%	1990 & 2017

3473A Paty Drive 243A - MLS#: 202320095 - MAJESTIC MANOA MASTERPIECE! This tranquil property sits on 9.480 acres of preservation land. Sitting at the end of Paty Drive, this home offers privacy on top of 360 surrounding degree views. Not only does nature hug every crevice of this home, it is the centerpiece of the main floor living area. Breathe in fresh air from the comfort of your sofa. The airy design along with the soaring glass ceilings integrates the home with nature, making this home the ultimate sanctuary. Renovations were done by award winning and international designer Beatrice Girelli of Indidesign. An external glass elevator was added in 2021, along with re-landscaping and re-decking. You are allowed to build an Accessory Dwelling Unit on the premises, but only up to 3,500 sq. ft. Please confirm with DPP. **Region:** Metro **Neighborhood:** Manoa-woodlawn **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 6 **View:** City, Coastline, Garden, Mountain, Ocean, Sunset **Frontage:** Preservation **Pool:** Heated,In Ground,Spa/HotTub **Zoning:** 61 - P-1 Restricted Preservatio **Sale Conditions:** None **Schools:** Noelani, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number