301 22nd Avenue, Honolulu 96816 * * \$4,950,000 * Originally \$5,250,000

Beds: 5 MLS#: 202324343, FS Year Built: 1973

Status: **Active Under Contract** Bath: 3/2 Remodeled: 2014

List Date & DOM: 12-05-2023 & 210 Total Parking: 5

Living Sq. Ft.: **3,244** Land Sq. Ft.: 10,365 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$353,100 Sq. Ft. Other: 544 Tax/Year: \$2,234/2023 Land: **\$2,647,500** Total Sq. Ft. 3,788 Neighborhood: Diamond Head Total: \$3,000,600

Stories / CPR: Three+, Split Level / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 3 Car+, Driveway, Garage, Street Frontage: Other

View: Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise Zoning: 05 - R-5 Residential District

Public Remarks: Nestled on the slopes of Diamond Head this immaculate contemporary residence offers an exceptional location, unparalleled privacy, and stunning ocean, coastal mountain, and sunrise views to Koko Head and beyond. The property epitomizes island luxury living, offering a harmonious blend of simplicity, elegance, luxury finishes, and captivating natural beauty. The three-level residence features a private gated entry, an intimate primary ensuite, a separate twobedroom two-bath wing with a sitting area all with striking views, two dens, a lower-level bedroom, and a three-car garage. The primary suite serves as a true oasis, seamlessly blending a sense of zen, privacy, and views complete with a fireplace and private lanai to spa and pool. The heart of the house resides in the expansive great room, chef's kitchen, and formal dining area where the high vaulted ceilings and oversized custom doors open to the elevated deck, covered pavilion, salt water infinity pool. spa and 180-degree views. Your very own private world with close proximity to Waikiki, Kahala, beaches, dining, shopping, and Oahu's cosmopolitan lifestyle. Hawaii living at its best Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
301 22nd Avenue	\$4,950,000	5 & 3/2	3,244 \$1,526	10,365 \$478	0	0%	0	210

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
301 22nd Avenue	\$2,234 \$0 \$0	\$2,647,500	\$353,100	\$3,000,600	165%	1973 & 2014

301 22nd Avenue - MLS#: 202324343 - Original price was \$5,250,000 - Nestled on the slopes of Diamond Head this immaculate contemporary residence offers an exceptional location, unparalleled privacy, and stunning ocean, coastal mountain, and sunrise views to Koko Head and beyond. The property epitomizes island luxury living, offering a harmonious blend of simplicity, elegance, luxury finishes, and captivating natural beauty. The three-level residence features a private gated entry, an intimate primary ensuite, a separate two-bedroom two-bath wing with a sitting area all with striking views, two dens, a lower-level bedroom, and a three-car garage. The primary suite serves as a true oasis, seamlessly blending a sense of zen, privacy, and views complete with a fireplace and private lanai to spa and pool. The heart of the house resides in the expansive great room, chef's kitchen, and formal dining area where the high vaulted ceilings and oversized custom doors open to the elevated deck, covered pavilion, salt water infinity pool. spa and 180-degree views. Your very own private world with close proximity to Waikiki, Kahala, beaches, dining, shopping, and Oahu's cosmopolitan lifestyle. Hawaii living at its best Region: Diamond Head Neighborhood: Diamond Head Condition: Above Average Parking: 3 Car+, Driveway, Garage, Street Total Parking: 5 View: Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise Frontage: Other Pool: Plaster, Spa/HotTub, Tile, Pool on Property Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info