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

Beds:	**5**	MLS#:	**202324343, FS**	Year Built:	**1973**
Bath:	**3/2**	Status:	**Active Under Contract**	Remodeled:	**2014**
Living Sq. Ft.:	**3,244**	List Date & DOM:	**12-05-2023** & **210**	Total Parking:	**5**
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**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+, Split Level / No**

Parking: **3 Car+, Driveway, Garage, Street**

Frontage: **Other**

Zoning: **05 - R-5 Residential District**

View: **Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise**

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 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 **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
301 22nd Avenue	**$4,950,000**	5 & 3/2	3,244 | $1,526	10,365 | $478	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

DOM = Days on Market