28 Poipu Drive, Honolulu 96825 * * $3,600,000

Beds:	**5**	MLS#:	**202400523, FS**	Year Built:	**1966**
Bath:	**3/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**2,924**	List Date & DOM:	**01-08-2024** & **190**	Total Parking:	**4**
Land Sq. Ft.:	**15,838**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$213,900**
Sq. Ft. Other:	**1,103**	Tax/Year:	**$602/2023**	Land:	**$1,991,500**
Total Sq. Ft.	**4,027**	Neighborhood:	**Koko Kai**	Total:	**$2,205,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:	**Other**		
Zoning:	**03 - R10 - Residential District**	View:	**City, Mountain, Ocean, Sunset**		

Public Remarks: Wide corner lot with sweeping ocean to mountain views. Great sunsets. This house is great for the Buyer that would like to make it their own home with their own renovation likes. Vaulted ceilings, Spanish Tile Floors. Lot size 15,835 sf with your own valley for additional privacy. Short drive to great many restaurants, shopping malls, a Costco, parks, sandy beaches, etc. See attached CCNR's. Note: Solar Hot Water not working. Seller is very set on the price. **Sale Conditions:** Subject To Repl. Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
28 Poipu Drive	$3,600,000	5 & 3/1	2,924 | $1,231	15,838 | $227	0	0%	0	190

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
28 Poipu Drive	$602 | $0 | $0	$1,991,500	$213,900	$2,205,400	163%	1966 & NA

28 Poipu Drive - MLS#: 202400523 - Wide corner lot with sweeping ocean to mountain views. Great sunsets. This house is great for the Buyer that would like to make it their own home with their own renovation likes. Vaulted ceilings, Spanish Tile Floors. Lot size 15,835 sf with your own valley for additional privacy. Short drive to great many restaurants, shopping malls, a Costco, parks, sandy beaches, etc. See attached CCNR's. Note: Solar Hot Water not working. Seller is very set on the price. **Region:** Hawaii Kai **Neighborhood:** Koko Kai **Condition:** Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** City, Mountain, Ocean, Sunset **Frontage:** Other **Pool:** Above Ground,Plaster,Pool on Property **Zoning:** 03 - R10 - Residential District **Sale Conditions:** Subject To Repl. Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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