469 A Portlock Road, Honolulu 96825 * $8,469,000 * Originally $8,500,000

Beds:	**3**	MLS#:	**202400792, FS**	Year Built:	**1958**
Bath:	**3/1**	Status:	**Active**	Remodeled:	**1978**
Living Sq. Ft.:	**3,362**	List Date & DOM:	**01-13-2024** & **185**	Total Parking:	**6**
Land Sq. Ft.:	**15,895**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**592**	Frontage:	**Ocean**	Building:	**$716,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$1,200/2024**	Land:	**$3,556,900**
Total Sq. Ft.	**3,954**	Neighborhood:	**Portlock**	Total:	**$4,113,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:	**Ocean**		
Zoning:	**03 - R10 - Residential District**	View:	**City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunset**		

Public Remarks: Rarely will you find a home that evokes quintessential Hawaii living at its finest. This charming SINGLE LEVEL oceanfront home is located on a large lot in the prestigious Portlock Billionaire homes area. It has everything: a beautifully designed Ossipoff home with great ocean views, off-shore breezes, & rare double width private lane (1 of only 2 in the Portlock area). The property Owner is the founder of world famous surf company, Local Motion, who knows great value, they come this due to: the best direct West exposure, off-shore winds, & slower living away from the hustle-bustle. The married couple was raised in Kailua & have lived in many areas of Oahu yet find Portlock the best place to live, the best weather in the world & directly on the ocean, with no sand & onlookers walking by. ONLY 6 Portlock lots that have private land area in front of the property. Hawaii Kai has everything: 3 surfing areas (beginners to advanced), sports clubs, golf, schools & shopping convenience. Now available with guest room or family with separate entrance & ramp. Hawaii living at its finest; comfortable & unpretensious, this is living the dream, sharing our island lifestyle. E kobo mai. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
469 A Portlock Road	**$8,469,000**	3 & 3/1	3,362 | $2,519	15,895 | $533	185

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
469 A Portlock Road	$1,200 | $0 | $0	$3,556,900	$716,900	$4,113,800	206%	1958 & 1978

469 A Portlock Road - MLS#: 202400792 - Original price was $8,500,000 - Rarely will you find a home that evokes quintessential Hawaii living at its finest. This charming SINGLE LEVEL oceanfront home is located on a large lot in the prestigious Portlock Billionaire homes area. It has everything: a beautifully designed Ossipoff home with great ocean views, off-shore breezes, & rare double width private lane (1 of only 2 in the Portlock area). The property Owner is the founder of world famous surf company, Local Motion, who knows great value, they come this due to: the best direct West exposure, off-shore winds, & slower living away from the hustle-bustle. The married couple was raised in Kailua & have lived in many areas of Oahu yet find Portlock the best place to live, the best weather in the world & directly on the ocean, with no sand & onlookers walking by. ONLY 6 Portlock lots that have private land area in front of the property. Hawaii Kai has everything: 3 surfing areas (beginners to advanced), sports clubs, golf, schools & shopping convenience. Now available with guest room or family with separate entrance & ramp. Hawaii living at its finest; comfortable & unpretensious, this is living the dream, sharing our island lifestyle. E kobo mai. **Region:** Hawaii Kai **Neighborhood:** Portlock **Condition:** Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 6 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunset **Frontage:** Ocean **Pool:** In Ground,Plaster,Pool on Property **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market