103 Kiionioni Place, Honolulu 96816 * * $1,560,000 * Originally $1,659,000

Beds:	**3**	MLS#:	**202400833, FS**	Year Built:	**1991**
Bath:	**2/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**2,146**	List Date & DOM:	**01-18-2024** & **180**	Total Parking:	**2**
Land Sq. Ft.:	**3,925**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$463,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$387/2023**	Land:	**$1,102,200**
Total Sq. Ft.	**2,146**	Neighborhood:	**Wilhelmina**	Total:	**$1,565,800**
Maint./Assoc.	**$615 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Driveway, Garage**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Garden, Mountain, Other**		

Public Remarks: Welcome to the private gated community of Nohona Kahala. Nohona Kahala is situated in an ideal location, offers luxurious living spaces, presents peace of mind security, and showcases beautiful curb appeal. Desirably located in the highly regarded Kahala/Wilhelmina neighborhood, this property is in close proximity to some of Honolulu's favorite shops, restaurants, groceries, beaches, golfing, hikes, parks, and so much more. This lovely home features 3 bedrooms, 2 full baths, 1 half bath, a two car garage with driveway, and is positioned at the end of a private cul-de-sac. Luxurious living spaces include grand vaulted ceilings, central ac, spacious rooms, opulent primary bathroom with jacuzzi spa, covered balcony, private yard, and an abundance of windows that adorns the interior with natural light. Privacy and security is ensured with gated entry, guard shack, security cameras, and property manager. Amenities include a club house, playground, and ample guest parking. The roof was also entirely replaced with aluminum shingles in June 2023. This is the best priced property in the complex, don't let this opportunity pass you! All interior pictures have been digitally edited/staged. **Sale Conditions:** None **Schools:** Waialae, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
103 Kiionioni Place	**$1,560,000**	3 & 2/1	2,146 | $727	3,925 | $397	0	0%	0	180

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
103 Kiionioni Place	$387 | $615 | $0	$1,102,200	$463,600	$1,565,800	100%	1991 & NA

103 Kiionioni Place - MLS#: 202400833 - Original price was $1,659,000 - Welcome to the private gated community of Nohona Kahala. Nohona Kahala is situated in an ideal location, offers luxurious living spaces, presents peace of mind security, and showcases beautiful curb appeal. Desirably located in the highly regarded Kahala/Wilhelmina neighborhood, this property is in close proximity to some of Honolulu's favorite shops, restaurants, groceries, beaches, golfing, hikes, parks, and so much more. This lovely home features 3 bedrooms, 2 full baths, 1 half bath, a two car garage with driveway, and is positioned at the end of a private cul-de-sac. Luxurious living spaces include grand vaulted ceilings, central ac, spacious rooms, opulent primary bathroom with jacuzzi spa, covered balcony, private yard, and an abundance of windows that adorns the interior with natural light. Privacy and security is ensured with gated entry, guard shack, security cameras, and property manager. Amenities include a club house, playground, and ample guest parking. The roof was also entirely replaced with aluminum shingles in June 2023. This is the best priced property in the complex, don't let this opportunity pass you! All interior pictures have been digitally edited/staged. **Region:** Diamond Head **Neighborhood:** Wilhelmina **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 2 **View:** Garden, Mountain, Other **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waialae, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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