2838 E Manoa Road, Honolulu 96822 * * $1,650,000 * Originally $1,800,000

Beds:	**4**	MLS#:	**202404418, FS**	Year Built:	**1960**
Bath:	**1/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,640**	List Date & DOM:	**02-29-2024** & **139**	Total Parking:	**4**
Land Sq. Ft.:	**7,502**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$162,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$793/2023**	Land:	**$1,321,800**
Total Sq. Ft.	**1,640**	Neighborhood:	**Manoa Area**	Total:	**$1,484,100**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Split Level / No**
Parking:	**Carport, Driveway**	Frontage:			
Zoning:	**04 - R-7.5 Residential District**	View:	**None**		

Public Remarks: huge price dropped to sell. Experience ultimate convenience and investment potential in this Manoa Valley gem in Honolulu. The versatile layout includes three bedrooms and one bathroom on the upper level, complemented by a functional large studio in the lower unit – a perfect mix of living space and income potential. The property sits on a flat, 7,502 sqft lot, offering ample parking for 4-5 cars. Safety is a priority, being adjacent to the fire station, with a lush green lawn providing a serene buffer. Nearby Starbucks, McDonald's, Safeway and Bank of Hawaii simplify daily errands. Within walking distance, preschool, and Noelani school district enrich the lifestyle. Proximity to Mid-Pacific, Punahou School, and the University of Hawaii adds educational value. Currently tenanted by reliable, long-term occupants (now month-to-month) who pay on time, the rent is below market. To maintain privacy, appointments with POF are required for property visits. In this highly sought-after area, this property stands as the best value. Do not walk on to property without appointment. 5/5/24 Open House. **Sale Conditions:** None **Schools:** Noelani, Anuenue, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2838 E Manoa Road	**$1,650,000**	4 & 1/1	1,640 | $1,006	7,502 | $220	0	0%	0	139

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2838 E Manoa Road	$793 | $0 | $0	$1,321,800	$162,300	$1,484,100	111%	1960 & NA

2838 E Manoa Road - MLS#: 202404418 - Original price was $1,800,000 - huge price dropped to sell. Experience ultimate convenience and investment potential in this Manoa Valley gem in Honolulu. The versatile layout includes three bedrooms and one bathroom on the upper level, complemented by a functional large studio in the lower unit – a perfect mix of living space and income potential. The property sits on a flat, 7,502 sqft lot, offering ample parking for 4-5 cars. Safety is a priority, being adjacent to the fire station, with a lush green lawn providing a serene buffer. Nearby Starbucks, McDonald's, Safeway and Bank of Hawaii simplify daily errands. Within walking distance, preschool, and Noelani school district enrich the lifestyle. Proximity to Mid-Pacific, Punahou School, and the University of Hawaii adds educational value. Currently tenanted by reliable, long-term occupants (now month-to-month) who pay on time, the rent is below market. To maintain privacy, appointments with POF are required for property visits. In this highly sought-after area, this property stands as the best value. Do not walk on to property without appointment. 5/5/24 Open House. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Fair **Parking:** Carport, Driveway **Total Parking:** 4 **View:** None **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Noelani, Anuenue, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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