2854 Park Street, Honolulu 96817 * $1,495,000

Beds:	**2**	MLS#:	**202404685, FS**	Year Built:	**2009**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,306**	List Date & DOM:	**06-13-2024** & **9**	Total Parking:	**2**
Land Sq. Ft.:	**6,183**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**78**	Frontage:		Building:	**$207,400**
Sq. Ft. Other:	**200**	Tax/Year:	**$172/2024**	Land:	**$1,043,300**
Total Sq. Ft.	**1,584**	Neighborhood:	**Nuuanu Area**	Total:	**$1,250,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Garden**		

Public Remarks: With wide street frontage and a Dickey roof, this home fits snugly into the truly lush tropical landscaping. An original lot of the Nuuanu Valley Park Tract, there is an auwai (a small stream originally used for irrigation by native Hawaiians} running beside the home; this same auwai runs by the Queen Emma Summer Palace located nearby. Designed by Victor Weeks of the local architect firm Welch and Weeks, he oversaw the eco-friendly construction in 2008. From the open front lanai, one steps into another era but one that has been improved with German engineered cherry wood floors, olive green slate counters, slender French doors leading to screened in areas for living and entertaining. There is a comforting spatial scale in every room. From the high ceilings which mirror the Dickey roof, to the modern sliding windows that look old style, there's nothing that is not warmly inviting. A bedroom wing houses two generous bedrooms, one with en suite bath. The kitchen wing has a half wall separation from the main living area and adjoins a spacious dining area surrounded by windows. Even the pantry off the kitchen is thoughtfully designed. This one is a joy to behold! **Sale Conditions:** None **Schools:** Nuuanu, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2854 Park Street	$1,495,000	2 & 2/0	1,306 | $1,145	6,183 | $242	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2854 Park Street	$172 | $0 | $0	$1,043,300	$207,400	$1,250,700	120%	2009 & NA

2854 Park Street - MLS#: 202404685 - With wide street frontage and a Dickey roof, this home fits snugly into the truly lush tropical landscaping. An original lot of the Nuuanu Valley Park Tract, there is an auwai (a small stream originally used for irrigation by native Hawaiians} running beside the home; this same auwai runs by the Queen Emma Summer Palace located nearby. Designed by Victor Weeks of the local architect firm Welch and Weeks, he oversaw the eco-friendly construction in 2008. From the open front lanai, one steps into another era but one that has been improved with German engineered cherry wood floors, olive green slate counters, slender French doors leading to screened in areas for living and entertaining. There is a comforting spatial scale in every room. From the high ceilings which mirror the Dickey roof, to the modern sliding windows that look old style, there's nothing that is not warmly inviting. A bedroom wing houses two generous bedrooms, one with en suite bath. The kitchen wing has a half wall separation from the main living area and adjoins a spacious dining area surrounded by windows. Even the pantry off the kitchen is thoughtfully designed. This one is a joy to behold! **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Excellent **Parking:** 2 Car **Total Parking:** 2 **View:** Garden **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Nuuanu, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market