3093 Kahaloa Drive Unit B, Honolulu 96822 * $1,599,000

Beds:	**3**	MLS#:	**202404852, FS**	Year Built:	**1965**
Bath:	**2/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,380**	List Date & DOM:	**03-07-2024** & **132**	Total Parking:	**2**
Land Sq. Ft.:	**5,191**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$248,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$335/2023**	Land:	**$1,039,100**
Total Sq. Ft.	**1,380**	Neighborhood:	**Manoa Area**	Total:	**$1,214,000**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Driveway, Garage**	Frontage:			
Zoning:	**04 - R-7.5 Residential District**	View:	**City, Mountain**		

Public Remarks: Manoa with a View!! Nestled in the heart of Manoa, come home to this open, airy, well-maintained home with 3 bedrooms, 1.5 bath upstairs--separate studio rental/in-law suite w/ 1 bath downstairs, & enclosed 2 car garage with lots of storage space. Located on a quiet street, off the main road, residents have privacy with no houses in front. Stay cool year round wi ceramic tinted window, attic fan, solar lights, skylight in the living room, and split ACs throughout!. Enjoy city, mountain, and peek-a-boo ocean views from the upstairs deck and side deck. The foundation is solidly built with steel I-beams, 2' deep concrete footings and horizontal grade beams. Owner also has an active submitted ADU permit requesting to add an additional 1/1 800 sq ft unit on the top portion of the property. Live in one, rent out the other and complete the ADU to create even more options. Shopping and dining options in close proximity along with convenient access to public and private schools, University of Hawaii-Manoa, parks and freeway. Call your favorite realtor to see today! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3093 Kahaloa Drive B	$1,599,000	3 & 2/1	1,380 | $1,159	5,191 | $308	132

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3093 Kahaloa Drive B	$335 | $0 | $0	$1,039,100	$248,900	$1,214,000	132%	1965 & NA

3093 Kahaloa Drive B - MLS#: 202404852 - Manoa with a View!! Nestled in the heart of Manoa, come home to this open, airy, well-maintained home with 3 bedrooms, 1.5 bath upstairs--separate studio rental/in-law suite w/ 1 bath downstairs, & enclosed 2 car garage with lots of storage space. Located on a quiet street, off the main road, residents have privacy with no houses in front. Stay cool year round wi ceramic tinted window, attic fan, solar lights, skylight in the living room, and split ACs throughout!. Enjoy city, mountain, and peek-a-boo ocean views from the upstairs deck and side deck. The foundation is solidly built with steel I-beams, 2' deep concrete footings and horizontal grade beams. Owner also has an active submitted ADU permit requesting to add an additional 1/1 800 sq ft unit on the top portion of the property. Live in one, rent out the other and complete the ADU to create even more options. Shopping and dining options in close proximity along with convenient access to public and private schools, University of Hawaii-Manoa, parks and freeway. Call your favorite realtor to see today! **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 2 **View:** City, Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market