2198 Round Top Driv	e, Honolulu 96822	<mark>2</mark> * * \$2,499,000 *	* Originally \$2,999,000
Beds: <b>4</b>	MLS#:	<u>202407693</u> , FS	Year Built: <b>1974</b>
Bath: <b>2/0</b>	Status:	Active	Remodeled: 2024
Living Sq. Ft.: <b>1,904</b>	List Date & DOM:	05-06-2024 & 53	Total Parking: <b>3</b>
Land Sq. Ft.: <b>19,247</b>	Condition:	Above Average, Average	Assessed Value
Lanai Sq. Ft.: <b>1,208</b>	Frontage:		Building: <b>\$260,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year:	\$772/2024	Land: <b>\$2,778,500</b>
Total Sq. Ft. <b>3,112</b>	Neighborhood:	Makiki Heights	Total: <b>\$3,039,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: One / No
Parking: 3 Car+, Carport	, Driveway	Frontage:	
Zoning: 03 - P10 - Pesid	lential District	View: C	ity, Coastline, Diamond Head,

Zoning: 03 - R10 - Residential District

View: Mountain, Ocean, Sunrise, Sunset

Public Remarks: Immerse yourself in breathtaking views encompassing downtown Honolulu, Diamond Head, lush lower Tantalus hills, and the ocean from this charming residence nestled in lower Makiki Heights. A sprawling 1200 square foot wrap-around lanai is perfect for outdoor dining and spending time immersed in the mesmerizing views. This four-bedroom, two-bath home boasts an open floor plan seamlessly connecting the freshly renovated living, dining, and kitchen areas to the covered lanai. The recently updated kitchen features modern appliances and finishes, blending style with functionality. Completing this picture-perfect setting is an inviting bonus room - a spacious loft overlooking the central living area, ideal for a home office or den. The expansive property, spanning nearly 20,000 square feet, may allow for the option to add an ADU or Ohana unit. The yard boasts a variety of fruit trees including mango, avocado, tangerine, and jabong, accessible via a private driveway. Conveniently positioned just after the first turn on Round Top Drive, this residence offers easy access to schools and downtown, epitomizing the perfect fusion of tranquility and convenience. Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
2198 Round Top Drive	<b>\$2,499,000</b>	4 & 2/0	1,904   \$1,313	19,247   \$130	1,208	0%	0	53

Address	LIAX MAINT, LASS.	Assessed Land	Assessed Building		Ratio	Year & Remodeled
2198 Round Top Drive	\$772   \$0   \$0	\$2,778,500	\$260,500	\$3,039,000	82%	1974 & 2024

2198 Round Top Drive - MLS#: 202407693 - Original price was \$2,999,000 - Immerse yourself in breathtaking views encompassing downtown Honolulu, Diamond Head, lush lower Tantalus hills, and the ocean from this charming residence nestled in lower Makiki Heights. A sprawling 1200 square foot wrap-around lanai is perfect for outdoor dining and spending time immersed in the mesmerizing views. This four-bedroom, two-bath home boasts an open floor plan seamlessly connecting the freshly renovated living, dining, and kitchen areas to the covered lanai. The recently updated kitchen features modern appliances and finishes, blending style with functionality. Completing this picture-perfect setting is an inviting bonus room - a spacious loft overlooking the central living area, ideal for a home office or den. The expansive property, spanning nearly 20,000 square feet, may allow for the option to add an ADU or Ohana unit. The yard boasts a variety of fruit trees including mango, avocado, tangerine, and jabong, accessible via a private driveway. Conveniently positioned just after the first turn on Round Top Drive, this residence offers easy access to schools and downtown, epitomizing the perfect fusion of tranquility and convenience. Region: Metro Neighborhood: Makiki Heights Condition: Above Average, Average Parking: 3 Car+, Carport, Driveway Total Parking: 3 View: City, Coastline, Diamond Head, Mountain, Ocean, Sunrise, Sunset Frontage: Pool: None Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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