4640 Aukai Avenue, Honolulu 96816 * * $4,000,000

Beds:	**4**	MLS#:	**202411797, FS**	Year Built:	**1989**
Bath:	**5/1**	Status:	**Active Under Contract**	Remodeled:	**2014**
Living Sq. Ft.:	**4,466**	List Date & DOM:	**05-24-2024** & **2**	Total Parking:	**2**
Land Sq. Ft.:	**10,800**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$1,624,300**
Sq. Ft. Other:	**463**	Tax/Year:	**$3,252/2023**	Land:	**$2,448,000**
Total Sq. Ft.	**4,929**	Neighborhood:	**Kahala Area**	Total:	**$4,072,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AO - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:			
Zoning:	**04 - R-7.5 Residential District**	View:	**None, Garden**		

Public Remarks: A gated sanctuary of unparalleled tranquility, Hale Ulupua situated along Kahala's coveted Aukai Avenue offers a sprawling 4-bedroom, 5.5-bath, 4,466 sq. ft. private haven. Exceptional landscaping & curb appeal welcome you home, where you'll find high ceilings, an open floor plan, ample natural light, & multiple indoor/outdoor living connection points. Outdoor spaces include a spacious covered lanai, large swimming pool & hot tub, detached pool house with a sauna, front-yard oasis with multiple water features, & more. Exquisite finishes flow throughout, from the gourmet kitchen, formal dining area, & light-infused entryway living room, to the spa-like primary suite boasting his-&-hers closets, a steam bath, & a whirlpool tub. 4640 Aukai Avenue sits just one block from Kahala Beach, minutes to Waialae Country Club, Kahala Resort, Downtown & Urban Honolulu. Hale Ulupua presents a rare opportunity to own a private retreat in prestigious Kahala. **Sale Conditions:** None **Schools:** Kahala, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
4640 Aukai Avenue	$4,000,000	4 & 5/1	4,466 | $896	10,800 | $370	0	0%	0	2

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
4640 Aukai Avenue	$3,252 | $0 | $0	$2,448,000	$1,624,300	$4,072,300	98%	1989 & 2014

4640 Aukai Avenue - MLS#: 202411797 - A gated sanctuary of unparalleled tranquility, Hale Ulupua situated along Kahala's coveted Aukai Avenue offers a sprawling 4-bedroom, 5.5-bath, 4,466 sq. ft. private haven. Exceptional landscaping & curb appeal welcome you home, where you'll find high ceilings, an open floor plan, ample natural light, & multiple indoor/outdoor living connection points. Outdoor spaces include a spacious covered lanai, large swimming pool & hot tub, detached pool house with a sauna, front-yard oasis with multiple water features, & more. Exquisite finishes flow throughout, from the gourmet kitchen, formal dining area, & light-infused entryway living room, to the spa-like primary suite boasting his-&-hers closets, a steam bath, & a whirlpool tub. 4640 Aukai Avenue sits just one block from Kahala Beach, minutes to Waialae Country Club, Kahala Resort, Downtown & Urban Honolulu. Hale Ulupua presents a rare opportunity to own a private retreat in prestigious Kahala. **Region:** Diamond Head **Neighborhood:** Kahala Area **Condition:** Fair **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 2 **View:** None, Garden **Frontage:** **Pool:** In Ground,Plaster,Spa/HotTub **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Kahala, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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