1305 Mamalu Street, Honolulu 96817 * * $1,369,000

Beds:	**3**	MLS#:	**202412030, FS**	Year Built:	**2007**
Bath:	**2/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,892**	List Date & DOM:	**06-11-2024** & **17**	Total Parking:	**3**
Land Sq. Ft.:	**5,299**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**78**	Frontage:	**Other**	Building:	**$369,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$379/2024**	Land:	**$929,700**
Total Sq. Ft.	**1,970**	Neighborhood:	**Alewa Heights**	Total:	**$1,297,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**City, Garden, Ocean, Sunset**		

Public Remarks: A newer executive home in desirable Alewa Heights Neighborhood! Built in 2007 with quality materials and craftsmanship, this home boasts of comfort living while being surrounded by beautiful city views that extend out to the ocean. The 1st floor studio with kitchenette can easily be closed off to function as a third bedroom, used as a second living area, or a large office space. Additionally, the first floor has a full bathroom, a bedroom, and a 2-car garage. As you go up the wide staircase to the second floor, you are met with an inviting open floor plan dining, living area, with beautiful city and ocean views. Enjoy entertaining and gatherings with a modern kitchen with ample storage and a gas stove for the avid chefs. A full-sized laundry room to bring bliss to daily chores. The primary bedroom comes with a full ensuite bathroom and a large walk-in closet. There is a back patio that can be accessed from the kitchen and terraced sitting areas in the yard to enjoy your very own piece of paradise. **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
1305 Mamalu Street	$1,369,000	3 & 2/1	1,892 | $724	5,299 | $258	78	0%	0	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1305 Mamalu Street	$379 | $0 | $0	$929,700	$369,100	$1,297,800	105%	2007 & NA

1305 Mamalu Street - MLS#: 202412030 - A newer executive home in desirable Alewa Heights Neighborhood! Built in 2007 with quality materials and craftsmanship, this home boasts of comfort living while being surrounded by beautiful city views that extend out to the ocean. The 1st floor studio with kitchenette can easily be closed off to function as a third bedroom, used as a second living area, or a large office space. Additionally, the first floor has a full bathroom, a bedroom, and a 2-car garage. As you go up the wide staircase to the second floor, you are met with an inviting open floor plan dining, living area, with beautiful city and ocean views. Enjoy entertaining and gatherings with a modern kitchen with ample storage and a gas stove for the avid chefs. A full-sized laundry room to bring bliss to daily chores. The primary bedroom comes with a full ensuite bathroom and a large walk-in closet. There is a back patio that can be accessed from the kitchen and terraced sitting areas in the yard to enjoy your very own piece of paradise. **Region:** Metro **Neighborhood:** Alewa Heights **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 3 **View:** City, Garden, Ocean, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 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