2246 Halekoa Drive, Honolulu 96821 * * $1,825,000

Beds:	**4**	MLS#:	**202414181, FS**	Year Built:	**1972**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,822**	List Date & DOM:	**06-18-2024** & **8**	Total Parking:	**3**
Land Sq. Ft.:	**7,576**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**456**	Frontage:		Building:	**$248,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$460/2024**	Land:	**$1,488,400**
Total Sq. Ft.	**2,278**	Neighborhood:	**Waialae Nui Rdge**	Total:	**$1,737,200**
Maint./Assoc.	**$0 / $46**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Split Level / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:			
Zoning:	**04 - R-7.5 Residential District**	View:	**City, Coastline, Diamond Head, Mountain, Ocean, Other**		

Public Remarks: Welcome to a lifestyle of beauty at the Waialae Ridgeline Estates. As you step inside this charming move-in-ready 4-bedroom 2-bath home prepare to be enchanted by its bright and airy ambiance that seamlessly blends timeless appeal with modern comforts. The high vaulted ceiling adds a touch of elegance, while the private deck offers breathtaking panoramic views of Diamond Head and the sparkling blue Pacific Ocean creating a picturesque backdrop for relaxation and entertainment. As a bonus, this home comes equipped with owner-owned photovoltaic panels for energy efficiency and hurricane proof roll-down window shutters for ultimate security and protection. Just a short stroll away, enjoy your membership to the Waialae Ridgeline Estates Association Recreational Center with two pools for a refreshing dip, a basketball court for active fun and a playground for the little ones. Close to shopping, eateries, schools and more! **Sale Conditions:** None **Schools:** Wilson, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2246 Halekoa Drive	$1,825,000	4 & 2/0	1,822 | $1,002	7,576 | $241	456	0%	0	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2246 Halekoa Drive	$460 | $0 | $46	$1,488,400	$248,800	$1,737,200	105%	1972 & NA

2246 Halekoa Drive - MLS#: 202414181 - Welcome to a lifestyle of beauty at the Waialae Ridgeline Estates. As you step inside this charming move-in-ready 4-bedroom 2-bath home prepare to be enchanted by its bright and airy ambiance that seamlessly blends timeless appeal with modern comforts. The high vaulted ceiling adds a touch of elegance, while the private deck offers breathtaking panoramic views of Diamond Head and the sparkling blue Pacific Ocean creating a picturesque backdrop for relaxation and entertainment. As a bonus, this home comes equipped with owner-owned photovoltaic panels for energy efficiency and hurricane proof roll-down window shutters for ultimate security and protection. Just a short stroll away, enjoy your membership to the Waialae Ridgeline Estates Association Recreational Center with two pools for a refreshing dip, a basketball court for active fun and a playground for the little ones. Close to shopping, eateries, schools and more! **Region:** Diamond Head **Neighborhood:** Waialae Nui Rdge **Condition:** Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 3 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Other **Frontage: Pool:** Community Association Pool **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Wilson, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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