3156 Oahu Avenue, Honolulu 96822 * * $2,599,000 * Originally $2,850,000

Beds:	**5**	MLS#:	**202414668, FS**	Year Built:	**1939**
Bath:	**4/0**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**2,903**	List Date & DOM:	**06-24-2024** & **22**	Total Parking:	**2**
Land Sq. Ft.:	**3,737**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**724**	Frontage:		Building:	**$596,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$479/2024**	Land:	**$1,045,000**
Total Sq. Ft.	**3,627**	Neighborhood:	**Manoa Area**	Total:	**$1,641,000**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / Yes**
Parking:	**2 Car, Driveway, Street**	Frontage:			
Zoning:	**04 - R-7.5 Residential District**	View:	**City, Garden, Mountain**		

Public Remarks: 3156 and 3156A Oahu Ave are CPR'd and can be bought and sold separately or together. Both homes have their own Hot Water and PV Solar systems grandfathered into HECO's desirable NEM metering agreement. Each has its own Tesla V.3 charger and two assigned parking spaces. The front home has separate upper and lower floors and entrances, which are grandfathered in. Extensively remodeled in 2011 and in 2024 with modern electrical and plumbing and many new appliances w/ warranties. Metal roof has 2 yr No Leak Warranty by Seller. Many authentic vintage lighting fixtures & working fireplaces. Beautiful landscaping and romantic night lighting. Excellent condition inside and out. **Sale Conditions:** None **Schools:** Noelani, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
3156 Oahu Avenue	**$2,599,000**	5 & 4/0	2,903 | $895	3,737 | $695	724	0%	0	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3156 Oahu Avenue	$479 | $0 | $0	$1,045,000	$596,000	$1,641,000	158%	1939 & 2024

3156 Oahu Avenue - MLS#: 202414668 - Original price was $2,850,000 - 3156 and 3156A Oahu Ave are CPR'd and can be bought and sold separately or together. Both homes have their own Hot Water and PV Solar systems grandfathered into HECO's desirable NEM metering agreement. Each has its own Tesla V.3 charger and two assigned parking spaces. The front home has separate upper and lower floors and entrances, which are grandfathered in. Extensively remodeled in 2011 and in 2024 with modern electrical and plumbing and many new appliances w/ warranties. Metal roof has 2 yr No Leak Warranty by Seller. Many authentic vintage lighting fixtures & working fireplaces. Beautiful landscaping and romantic night lighting. Excellent condition inside and out. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Excellent **Parking:** 2 Car, Driveway, Street **Total Parking:** 2 **View:** City, Garden, Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Noelani, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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