

5240 Poola Street, Honolulu 96821 * * \$1,988,000

Beds: 4	MLS#: 202414791 , FS	Year Built: 1982
Bath: 3/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 2,472	List Date & DOM: 06-25-2024 & 5	Total Parking: 4
Land Sq. Ft.: 8,124	Condition: Average	<u>Assessed Value</u>
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$563,500
Sq. Ft. Other: 116	Tax/Year: \$477/2024	Land: \$1,191,100
Total Sq. Ft. 2,588	Neighborhood: Waialae Iki	Total: \$1,754,600
Maint./Assoc. \$0 / \$0	<u>Flood Zone</u> : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Garage	Frontage: Other	
<u>Zoning</u> : 04 - R-7.5 Residential District	View: City, Coastline, Ocean	

Public Remarks: Rare opportunity to acquire a spacious, solidly built concrete masonry house with extensive retaining walls to fully utilize all of this upslope lot. Two level house with the carport and turn around area at the top level for EZ access to the home. Room to park 4-6 cars. Original owner, family contractor built, custom designed home, in need of upgrades and modernization, but fully functional. Lots of secured storage on property. Room for a pool/deck entertainment area in the lower level, but still high above the street for privacy. Panoromic views of the Shoreline, Ocean and Horizon. There is even a gated courtyard area for a secured play area for toddlers or pets. Home is located above the road for privacy, yet located at the lower level of the hill for a shorter commute. Not part of any Community Assn. House has been fumigated and ground treated. Survey pins in place. Original owner- occupant, By appt. but easy to see. Short notice possible. Agent must be present. 1 or more photos have been enhanced. **Sale Conditions:** None **Schools:** , , [Kalani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
5240 Poola Street	\$1,988,000	4 & 3/0	2,472 \$804	8,124 \$245	0	0%	0	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
5240 Poola Street	\$477 \$0 \$0	\$1,191,100	\$563,500	\$1,754,600	113%	1982 & NA

[5240 Poola Street](#) - MLS#: [202414791](#) - Rare opportunity to acquire a spacious, solidly built concrete masonry house with extensive retaining walls to fully utilize all of this upslope lot. Two level house with the carport and turn around area at the top level for EZ access to the home. Room to park 4-6 cars. Original owner, family contractor built, custom designed home, in need of upgrades and modernization, but fully functional. Lots of secured storage on property. Room for a pool/deck entertainment area in the lower level, but still high above the street for privacy. Panoromic views of the Shoreline, Ocean and Horizon. There is even a gated courtyard area for a secured play area for toddlers or pets. Home is located above the road for privacy, yet located at the lower level of the hill for a shorter commute. Not part of any Community Assn. House has been fumigated and ground treated. Survey pins in place. Original owner- occupant, By appt. but easy to see. Short notice possible. Agent must be present. 1 or more photos have been enhanced. **Region:** Diamond Head **Neighborhood:** Waialae Iki **Condition:** Average **Parking:** 3 Car+, Garage **Total Parking:** 4 **View:** City, Coastline, Ocean **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , [Kalani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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