

## Property Client Full

**1-3-5-004-031-0000 4523 Aukai Ave, Honolulu 96816**

MLS#: <b>202200869</b>	Region: <b>DiamondHd</b>	Bldg Nm:	List Price: <b>\$4,200,000</b>
Status: <b>Active</b>	Nghbrhd: <b>KAHALA AREA</b>	Fee Options:	
Lnd Tenure: <b>FS - Fee Simple</b>			



### General Information

Prop Type: <b>Single Family</b>	DOM: <b>68</b>
Style: <b>1 Bedroom Cottage, Detach</b>	Furnished: <b>None</b>
Prop Cond: <b>Single Family Average</b>	Fract Own: <b>No</b>

### Sqft Information

Grg/Car Sqft: **4**  
 Sqft Liv: **2,146**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **2,146**  
 Land Sqft: **10,905**  
 Lot Acres: **.250**

### Bldg Information

Beds: **4**  
 Baths: **3/1**  
 New Dev: **No**  
 Ttl Park: **4**  
 Stories:  
 Yr Rmdld:  
 Year Built: **1936**

### School Information

Elem: **Kahala**  
 Middle: **Kaimuki**  
 High: **Kalani**

### Additional Information

View: **Garden**  
 Zoning: **04 - R-7.5 Residential District**  
 Flood Zone: **Zone X**  
 Location: **Inside**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Easements: **None**  
 Land Recorded: **Regular System**

Recent: **03/20/2022 : DECR : \$4,600,000->\$4,200,000**

### Listing/Office Information

Listing Date: <b>01/14/22</b>	Corp Office Lic #: <b>RB-20389</b>
Possession: <b>45 Days or Less, 45 Days or More</b>	
Office: <b>RE/MAX Honolulu</b>	

### Remarks

**This Kahala home is a slice of elegant and time honored Hawaiian History. Tucked away by lush vegetation you will find this single level home. Charming front courtyard completed with authentic coral walkways. Enter into an immense great room with original vaulted ceilings and beams. The room seamlessly opens up for indoor-outdoor living, including an exquisite lanai. Complementing the area is genuine built-in bookcase that provides hidden entry to the primary bedroom with vaulted ceiling and abundant space, large bathroom, walk-in closet, and classic french doors opening to the back yard. Two additional BR and one BA keep with the theme of elegance throughout the home. The right wing of the home holds a butler's pantry with washer, dryer, half bath, pantry, and open kitchen. The backyard is an oasis with mature papaya, avocado, banyan, and plumeria trees. Whimsical studio cottage with full bath, closet, window AC, and kitchenette. Attached an open up workshop, and storage. Put your personal touch on a timeless home on the exclusive Aukai Ave. A short walk to the beach, and minutes away from Kahala Mall, Hunakai Park, Diamondhead, local dining, shopping, medical facilities and more.**

Mgmt Co:	Mgmt Co #:
Community Assn:	Assoc Phone:
Public Report #:	

### Features

Story Type: <b>One</b>	Road Frontage: <b>County Rd, Paved Rd</b>
Parking: <b>2 Car</b>	
Roofing: <b>Composition</b>	Flooring: <b>Other</b>
Topography: <b>Level</b>	Construction: <b>Wood Frame</b>
Security Feat: <b>Key</b>	
Pool Feat: <b>None</b>	
Amenities: <b>Bedroom on 1st Floor, Full Bath on 1st Floor, Other, Storage, Wall/Fence, Workshop</b>	
Utilities: <b>Cable, Overhead Electricity, Water</b>	
Inclusions: <b>AC Window Unit, Book Shelves, Cable TV, Ceiling Fan, Dryer, Lawn Sprinkler, Range/Oven, Refrigerator, Security System, Solar Heater, Washer</b>	
Exclusions: <b>Microwave</b>	
Disclosures: <b>Pet on Property, Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-3-5-004-031-0000</b>			
Taxes/Mnthly: <b>\$532</b>	Tax Assess Imp: <b>\$218,600</b>	Terms Acceptable: <b>Cash, Conventional, VA</b>	
Tax Year: <b>2020</b>	Tax Assess Lnd: <b>\$1,472,600</b>	Rent Inc Mthy:	
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$1,691,200</b>	Spcl Sales Cond: <b>None</b>	

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