

# Property Full with Photos

**1-2-9-072-032-0000 3129 Beaumont Woods Pl, Honolulu 96822**

MLS#: **202505882**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Metro** Bldg Nm:  
 Nghbrhd: **MANOA-WOODLAWN** Fee Options:

LP: **\$2,550,000**  
 OLP: **\$2,550,000**



General Information

Prop Type: **Single Family**  
 Style: **Detach Single Family**  
 Prop Cond: **Average**

DOM: **0**  
 CDOM: **0**  
 Furnished: **None**  
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **2,780**  
 Lanai Sqft:

Bldg Information

Beds: **5**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **4**  
 Addl Park:  
 Stories:  
 Yr Rmdled:  
 Year Built: **1954**

School Information

Elem:  
 Middle:  
 High:

Sqft Oth:  
 Total Sqft: **2,780**  
 Land Sqft: **14,346**  
 Lot Acres: **.329**

Additional Information

View: **City, Coastline, Mountain**  
 Zoning: **03 - R10 - Residential District**  
 Flood Zone: **Zone X**  
 Location: **Other**  
 Lot Desc: **Other**  
 Set Backs: **Of Record**  
 Easements: **Other**  
 Land Recorded: **Land Court**

Recent: **03/14/2025 : NEW**

Listing/Agent/Office Information

Listing Date: **03/14/25** Cont Acc Date:  
 Possession: **At Closing**  
 List Type: **Exclusive Agency**  
 Agent: **Will Tanaka (R)**  
 Ag Email: **will@koihawaii.com**  
 License #: **RS-84545**  
 Office: **Koi Hawaii Realty**  
 Co-List Agent: **Leonie Lam (R)**  
 Co Ag Email: **leonie@koihawaii.com**  
 License #: **RB-23762**  
 Co-List Office: **Koi Hawaii Realty**

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **46722**  
 Corp Office Lic #: **RB-24435**  
 Office Mbr #: **KOHI**  
 Co-List Ag Mbr #: **27453**  
 Corp Office Lic #: **RB-24435**  
 Co-List Off Mbr #: **KOHI**

Exp Date: **02/27/26**  
 Off Mrkt Date:  
 Lock Box: **OTHER**  
 Agent Ph: **(808) 429-0341**  
 Office Ph: **(808) 429-0341**  
 Co-List Agent Ph: **(808) 429-0341**  
 Co-List Office Ph: **(808) 429-0341**

Remarks

Pub Rmks: **Dream Home with Spectacular Views! Discover timeless island living in the sought-after Manoa Woodlawn neighborhood. This bright and naturally breezy legacy estate captures stunning mountain, city, ocean, sunrise, and sunset views, framed by an expansive 14,346 sq. ft. lot. This versatile 5-bed, 2.5-bath home features a well-designed layout with TWO separate 2-car carports, providing convenient single-level access to both the main (3bd/1.5ba) and lower level (2bd/1ba). The lower level includes separate entrances and a spacious wet bar, offering flexible living options with the feel of two distinct living areas. Spacious and lovingly maintained, the expansive 2,780 sq. ft. interior is connected by interior stairs creating endless possibilities to tailor to your needs and create your own ideal space. The terraced yard extends all the way down to the street below allowing for additional landscaping, gardening, or expansion. Brand new carpet and interior paint, waiting for your personal touches. Very rare opportunity to customize a timeless estate in a sought-after neighborhood! First Open Houses are this weekend: Saturday, 3/15 2:00 PM to 4:00 PM and Sunday, 3/16 2:00 PM to 5:00 PM.**

Agent Rmks: **First showings: Open House Saturday, 3/15 2PM to 4PM and Open House Sunday, 3/16 2PM to 5PM. Please text/call Leonie Lam at 808-754-3020 or email teamtanaka@koihawaii.com with questions. Seller prefers Kevin Batungacal, First American Title, 808-638-4925, kbatungbacal@firstam.com, Aina Haina branch for escrow. <8 Hrs Notice Req'd, Call Listor**

Show Inst:  
 Mgmt Co:  
 Community Assn:  
 Public Report #:

Mgmt Co #:  
 Assoc Phone:

Features

Story Type: **Two** Road Frontage: **County Rd**  
 Parking: **3 Car+**  
 Roofing: **Asphalt Shingle** Flooring: **Laminate, W/W Carpet**  
 Topography: **Gentle Slope, Terraced** Construction: **Single Wall**  
 Pool Feat: **None**  
 Utilities: **Overhead Electricity, Public Water, Water**  
 Inclusions: **None**  
 Disclosures: **Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-2-9-072-032-0000**  
 Taxes/Mnthly: **\$581** Tax Assess Imp: **\$436,800** Terms Acceptable: **1031 Exchange, Cash, Conventional**  
 Tax Year: **2024** Tax Assess Lnd: **\$1,716,400** Rent Inc Mthy:  
 Home Exempt: **160000** Tax Assess Tot: **\$2,153,200** Spcl Sales Cond: **None**



**Expansive Estate** – Situated on a rare 14,000+ sq. ft. lot, this property offers endless opportunities for landscaping, gardening, or expansion.



**Breathtaking Views** – Wake up to stunning panoramic views of the mountains, city, and ocean from this exceptional Manoa-Woodlawn estate.



**Elegant Upper-Level Living Room.** Expansive windows bring in natural light and frame spectacular city and ocean views.



**Seamless Indoor-Outdoor Flow** – Step out from the spacious living room to enjoy breathtaking scenery from the lanai.



**Primary Bedroom Retreat** – Wake up to stunning views and enjoy direct access to outdoor spaces.



**Flexible 5-Bedroom Layout** – Perfect for growing families, home offices, or multigenerational living.



**Charming & versatile 3rd upstairs bedroom** offers flexibility to suit your needs.



**Two private Lower-Level Bedrooms** – The downstairs level offers a sense of privacy and independence, complete with a large wet bar.



**Dining with a View** – Enjoy meals with a backdrop of lush mountains and sparkling city lights.



**Bright & Spacious primary bedroom** – Generously sized rooms provide comfort and versatility for any lifestyle.



**Bright Spacious Living Room** – Large windows fill this inviting space with natural light and stunning views.



**Cozy & Comfortable** – Thoughtfully designed spaces make this home a peaceful retreat.



**Warm & Welcoming** – The lovingly maintained interior offers charm, character, and endless possibilities for customization.



**Large Wet Bar** – The wet bar on the lower level is bathed in natural light, creating a bright and inviting space perfect for entertaining, casual dining, or multi-generational living.



The upstairs full bathroom plus a convenient half bathroom off the kitchen area adds extra functionality.



**Views from Every Window** even from downstairs! Breathtaking mountain, city, and ocean views, bringing the beauty of the city, ocean, Manoa Valley and the mountains indoors.



**Spacious & Inviting** – The open living area on the downstairs level is perfect for gatherings, offering a warm and welcoming atmosphere.



**Generously sized downstairs bathroom**



**Lush Tropical Setting** – Surrounded by mature trees and greenery, this home offers unparalleled privacy and serenity.



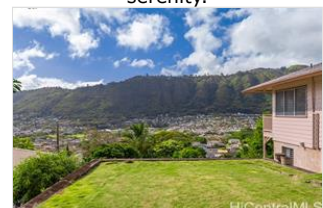
**Easy Single-Level Access** – With a dedicated carport on the upper level and a separate one on the lower level, enjoy the ease of single-story living with no stairs needed.



**Prestigious Neighborhood** – Nestled in the highly coveted Manoa-Woodlawn area, enjoy elevated island living at its finest.



**Expansive Green Space** – With ample room to roam, this large yard is perfect for outdoor gatherings, pets, or simply enjoying the beauty of nature.



**Expansive Terraced Yard** – The terraced yard extends down to the street below, offering space for gardens, play areas, or future expansion.



Sunrise & Sunset Magic –  
Experience golden sunrises and  
fiery sunsets from the comfort  
of your own home.

© HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 03/14/2025 11:24:32 AM

©2017-2024 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.