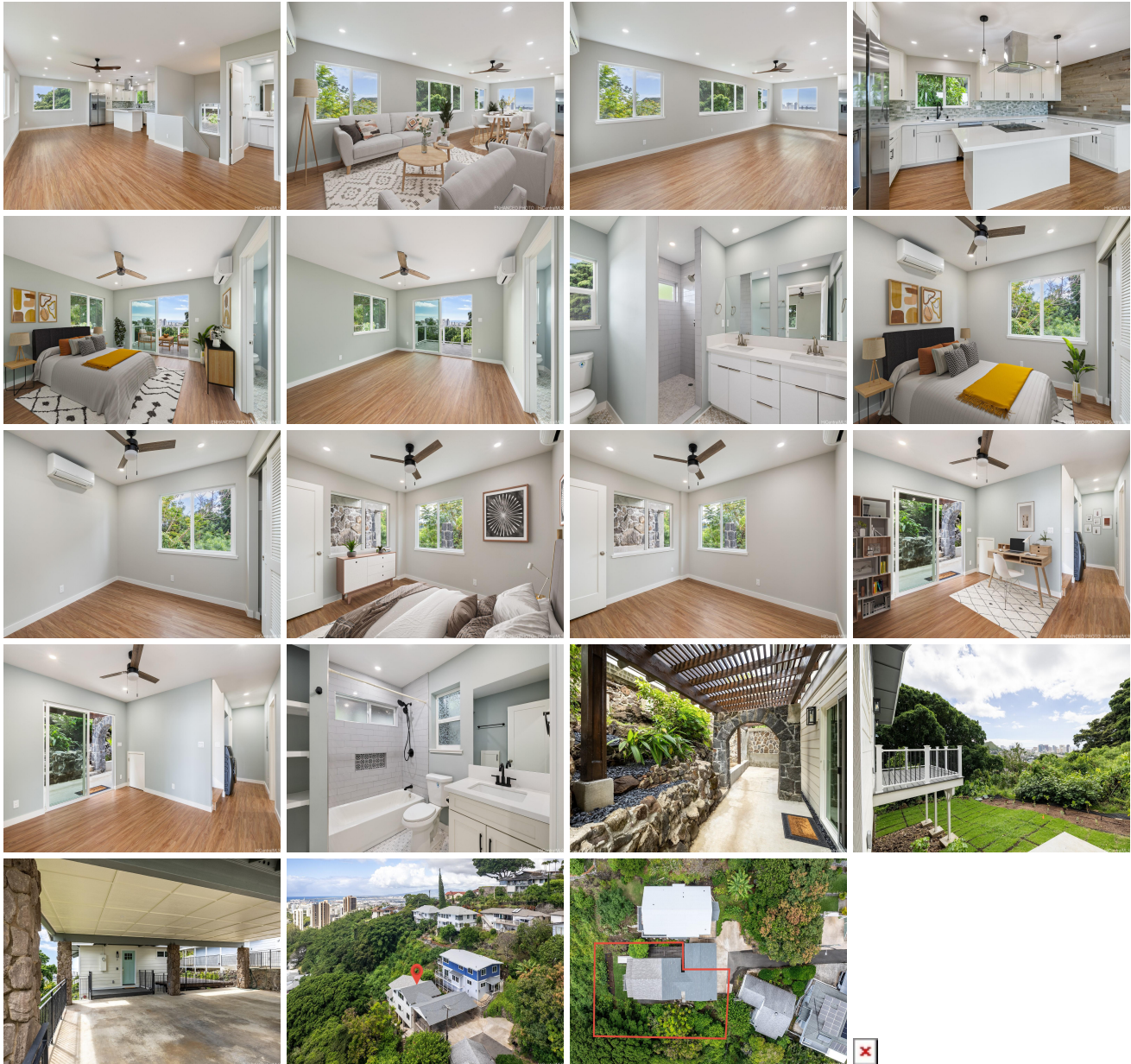


2578 Pacific Heights Road Unit J, Honolulu 96813 * * \$1,600,000

Beds: 3	MLS#: 202410519, FS	Year Built: 1961
Bath: 2/1	Status: Active	Remodeled: 2024
Living Sq. Ft.: 1,584	List Date & DOM: 05-22-2024 & 35	Total Parking: 3
Land Sq. Ft.: 4,221	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 96	Frontage: Other	Building: \$88,600
Sq. Ft. Other: 42	Tax/Year: \$545/2024	Land: \$1,133,700
Total Sq. Ft. 1,722	Neighborhood: Pacific Heights	Total: \$1,222,300
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Carport, Driveway	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: City, Diamond Head, Garden, Mountain, Ocean, Sunset	

Public Remarks: Newly re-constructed single family home located on a Pacific Heights rim lot! Unit J has been completely renovated and restored. This property features ocean and Diamond Head views, an assigned 2-car carport with an additional uncovered stall allowing for parking for 3 vehicles. Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees, offset by lava rock arches and walls. Unit K is also available for purchase (MLS# 202410521) should a Buyer desire both CPR'd homes. Each home has fire sprinklers installed. See Supplements for the CPR Map, Bylaws, and Declaration of CPR. The Developer's Report is available upon request. Also see attached Virtual Tour and floor plan of Unit J. Square footages to be verified in escrow. **Sale Conditions:** None **Schools:** [Pauoa](#), [Kawanakoa](#), [Roosevelt](#) * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
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2578 Pacific Heights Road J	\$1,600,000	3 & 2/1	1,584 \$1,010	4,221 \$379	96	0%	0	35
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Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2578 Pacific Heights Road J	\$545 \$0 \$0	\$1,133,700	\$88,600	\$1,222,300	131%	1961 & 2024

[2578 Pacific Heights Road J](#) - MLS#: [202410519](#) - Newly re-constructed single family home located on a Pacific Heights rim lot! Unit J has been completely renovated and restored. This property features ocean and Diamond Head views, an assigned 2-car carport with an additional uncovered stall allowing for parking for 3 vehicles. Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees, offset by lava rock arches and walls. Unit K is also available for purchase (MLS# 202410521) should a Buyer desire both CPR'd homes. Each home has fire sprinklers installed. See Supplements for the CPR Map, Bylaws, and Declaration of CPR. The Developer's Report is available upon request. Also see attached Virtual Tour and floor plan of Unit J. Square footages to be verified in escrow. **Region:** Metro **Neighborhood:** Pacific Heights **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** City, Diamond Head, Garden, Mountain, Ocean, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Pauoa](#), [Kawananakoa](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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