

2453 Pacific Heights Road Unit C, Honolulu 96813 ** \$720,000 * Originally \$930,000

Beds: 2	MLS#: 202401189, FS	Year Built: 1964
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,188	List Date & DOM: 01-20-2024 & 179	Total Parking: 1
Land Sq. Ft.: 5,000	Condition: Tear Down	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$11,100
Sq. Ft. Other: 0	Tax/Year: \$266/2023	Land: \$900,000
Total Sq. Ft. 1,188	Neighborhood: Pacific Heights	Total: \$911,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three+ / No
Parking: Garage, Street	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: MAJOR PRICE REDUCTION. \$180K UNDER TAX ASSESSED LAND VALUE. FIXER UPPER OR TEAR DOWN OPPORTUNITY. HAZARDOUS MATERIAL TESTING PERFORMED ON 1/22/24 BY ENVIRONMENTAL RISK ANALYSIS INC. TESTS SHOW NO SIGNS OF ASBESTOS AND ACCEPTABLE LIMITS FOR OTHER HAZARDOUS MATERIALS. DEBRIS CAN BE DISPOSED OF ON ISLAND. SEE REPORTS IN SUPPLEMENTS. RARELY AVAILABLE PACIFIC HEIGHTS LOT WITH BEAUTIFUL VALLEY AND MOUNTAIN VIEWS ON PRIVATE ROAD. BUYER MUST PERFORM THEIR OWN DUE DILIGENCE. HOME IS PARTIALLY BURNT DOWN. WE HAVE A FORMAL QUOTE FROM AMAZON CONSTRUCTION TO REMOVE THE ENTIRE HOME FOR \$80,000 (ALSO IN SUPPLEMENTS). **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2453 Pacific Heights Road C	\$720,000	2 & 2/0	1,188 \$606	5,000 \$144	0	0%	0	179

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2453 Pacific Heights Road C	\$266 \$0 \$0	\$900,000	\$11,100	\$911,100	79%	1964 & NA

[2453 Pacific Heights Road C](#) - MLS#: [202401189](#) - Original price was \$930,000 - MAJOR PRICE REDUCTION. \$180K UNDER TAX ASSESSED LAND VALUE. FIXER UPPER OR TEAR DOWN OPPORTUNITY. HAZARDOUS MATERIAL TESTING PERFORMED ON 1/22/24 BY ENVIRONMENTAL RISK ANALYSIS INC. TESTS SHOW NO SIGNS OF ASBESTOS AND ACCEPTABLE LIMITS FOR OTHER HAZARDOUS MATERIALS. DEBRIS CAN BE DISPOSED OF ON ISLAND. SEE REPORTS IN SUPPLEMENTS. RARELY AVAILABLE PACIFIC HEIGHTS LOT WITH BEAUTIFUL VALLEY AND MOUNTAIN VIEWS ON PRIVATE ROAD. BUYER MUST PERFORM THEIR OWN DUE DILIGENCE. HOME IS PARTIALLY BURNT DOWN. WE HAVE A FORMAL QUOTE FROM AMAZON CONSTRUCTION TO REMOVE THE ENTIRE HOME FOR \$80,000 (ALSO IN SUPPLEMENTS). **Region:** Metro **Neighborhood:** Pacific Heights **Condition:** Tear Down **Parking:** Garage, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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