

**Admiral Thomas Apts 1221 Victoria Street Unit 2205, Honolulu 96814 \* \$369,000 \***

**Originally \$379,000**

Beds: <b>2</b>	MLS#: <b>202408779, LH</b>	Year Built: <b>1980</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,634</b>	List Date & DOM: <b>04-22-2024 &amp; 66</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>90,126</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>163</b>	Frontage: <b>Other</b>	Building: <b>\$871,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$250/2023</b>	Land: <b>\$126,300</b>
Total Sq. Ft. <b>1,797</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$997,300</b>
Maint./Assoc. <b>\$2,241 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 2, Compact, Garage</b>	Frontage: <b>Other</b>	

**Zoning: 12 - A-2 Medium Density Apartme**

**View: City, Coastline, Diamond Head, Mountain, Sunrise, Sunset**

**Public Remarks:** Admiral Thomas stands as one of Honolulu's most established high-end residences. This 2 bedroom, 2 bath home in the sought-after '05' stack boasts an array of high-value upgrades including wide-plank real oak veneer flooring, smoothed ceilings throughout, shade systems on all windows, an upgraded resort-style primary bathroom, wood panel accents, granite countertops, smart appliances, fresh paint, and more. Become captivated by the 270-degree views of paradise, from sweeping Pacific Ocean and partial Diamond Head views from the primary bedroom, lanai, and main living areas, to tranquil Koolau mountain range views from the kitchen, dining room, and second bedroom spaces. Sale includes two side-by-side parking spaces, plus a separate secured storage unit located on the 22nd floor. This superb location is minutes to Downtown Honolulu, Ala Moana, Kakaako, Waikiki, beaches, shops, restaurants, and more. Discover the sought-after "Work, Play, Live" lifestyle at Admiral Thomas #2205. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">1221 Victoria Street 2205</a>	<b>\$369,000 LH</b>	2 & 2/0	1,634   \$226	90,126   \$4	66

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1221 Victoria Street 2205</a>	\$250   \$2,241   \$0	\$126,300	\$871,000	\$997,300	37%	1980 & NA

[1221 Victoria Street 2205](#) - MLS#: [202408779](#) - Original price was \$379,000 - Admiral Thomas stands as one of Honolulu's most established high-end residences. This 2 bedroom, 2 bath home in the sought-after '05' stack boasts an array of high-value upgrades including wide-plank real oak veneer flooring, smoothed ceilings throughout, shade systems on all windows, an upgraded resort-style primary bathroom, wood panel accents, granite countertops, smart appliances, fresh paint, and more. Become captivated by the 270-degree views of paradise, from sweeping Pacific Ocean and partial Diamond Head views from the primary bedroom, lanai, and main living areas, to tranquil Koolau mountain range views from the kitchen, dining room, and second bedroom spaces. Sale includes two side-by-side parking spaces, plus a separate secured storage unit located on the 22nd floor. This superb location is minutes to Downtown Honolulu, Ala Moana, Kakaako, Waikiki, beaches, shops, restaurants, and more. Discover the sought-after "Work, Play, Live" lifestyle at Admiral Thomas #2205. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** Assigned, Covered - 2, Compact, Garage **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Mountain, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market