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, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2578 Pacific Heights Road J	$1,600,000	3 & 2/1	1,584 | $1,010	4,221 | $379	96	0%	0	35

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