2578 Pacific Heights Road Unit K, Honolulu 96813 * $1,900,000

Beds:	**3**	MLS#:	**202410521, FS**	Year Built:	**1961**
Bath:	**2/1**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**1,918**	List Date & DOM:	**05-22-2024** & **31**	Total Parking:	**3**
Land Sq. Ft.:	**4,376**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**200**	Frontage:	**Other**	Building:	**$88,600**
Sq. Ft. Other:	**36**	Tax/Year:	**$545/2024**	Land:	**$1,133,700**
Total Sq. Ft.	**2,154**	Neighborhood:	**Pacific Heights**	Total:	**$1,222,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+, Split Level / Yes**
Parking:	**3 Car+, Carport, Driveway**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**City, Diamond Head, Garden, Mountain, Ocean, Sunset**		

Public Remarks: This newly reconstructed Pacific Heights single family home boasts ocean, Punchbowl, and Diamond Head views, wrap-around decking, an assigned 2-car carport with one additional open stall allowing for parking for 3 vehicles. Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees. Unit K also includes an enclosed storage room below the home. Property has undergone a CPR process. Unit K can be purchased together with Unit J (MLS# 202410519). Each home has fire sprinklers installed. See Supplements for the CPR Map, Bylaws, and Declaration of CPR. Developer's Report available upon request. See attached Virtual Tour and floor plan of Unit K. Square footage of dwellings and lanais 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.	DOM
2578 Pacific Heights Road K	$1,900,000	3 & 2/1	1,918 | $991	4,376 | $434	31

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2578 Pacific Heights Road K	$545 | $0 | $0	$1,133,700	$88,600	$1,222,300	155%	1961 & 2024

2578 Pacific Heights Road K - MLS#: 202410521 - This newly reconstructed Pacific Heights single family home boasts ocean, Punchbowl, and Diamond Head views, wrap-around decking, an assigned 2-car carport with one additional open stall allowing for parking for 3 vehicles. Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees. Unit K also includes an enclosed storage room below the home. Property has undergone a CPR process. Unit K can be purchased together with Unit J (MLS# 202410519). Each home has fire sprinklers installed. See Supplements for the CPR Map, Bylaws, and Declaration of CPR. Developer's Report available upon request. See attached Virtual Tour and floor plan of Unit K. Square footage of dwellings and lanais 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