

**Admiral Thomas Apts 1221 Victoria Street Unit 2404, Honolulu 96814 \* Admiral Thomas**

**Apts \* \$349,000**

Bed: <b>2</b>	MLS#: <b>202413818, LH</b>	Year Built: <b>1980</b>
Bath: <b>2/1</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,586</b>	List Date & DOM: <b>06-07-2024 &amp; 20</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>284</b>	Frontage:	Building: <b>\$594,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$240/2024</b>	Land: <b>\$126,300</b>
Total Sq. Ft. <b>1,870</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$721,100</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, Garage, Guest, Secured Entry, Street</b>	Frontage:	

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

**View: City, Coastline, Ocean, Sunset**

**Public Remarks:** UPSCALE QUALITY TOWN LIVING! BE MESMERIZED BY THE AMAZING OCEAN & CITY VIEWS FROM EVERY ROOM OF THIS INCREDIBLY SPACIOUS HIGH FLOOR UNIT AT THE PRESTIGIOUS ADMIRAL THOMAS! THIS RARELY AVAILABLE "04" FLOORPLAN HAS 2 BEDROOMS, 2 FULL BATHS, AN EXTRA 1/2 BATH, A HUGE LANAI OFF OF THE LIVING AREA, A PRIVATE LANAI OFF THE PRIMARY, AS WELL AS AN UPGRADED OPEN KITCHEN DESIGN. THE GENEROUS SIZE AND LAYOUT IS PERFECT FOR ENTERTAINING AND TO ENJOY TRUE INDOOR - OUTDOOR LIVING! SPECIAL FEATURES INCL: CENTRAL AC, FIRE SPRINKLERS, 2 COVERED SIDE BY SIDE PARKING, SUB-ZERO REFRIGERATOR, GRANITE COUNTERS, CUSTOM WINDOW TREATMENTS, CUSTOM BUILT-INS IN BOTH THE LIVING AREAS AND PRIMARY BD. CLOSET, & EVEN AN EXTRA STORAGE CLOSET RIGHT OUTSIDE THE UNIT DOOR! RESORT STYLE AMENITIES INCL. 24 HOUR SECURITY, A BEAUTIFUL LOBBY, NEWLY MODERNIZED REFURBISHED ELEVATORS, PLENTY OF GUEST PARKING, POOL, PET FRIENDLY (VERIFY) & MORE!. MAINTENANCE FEE INCLUDES ELECTRICITY, A/C, TV, INTERNET, & OTHER COMMON EXPENSES. NEAR DOWNTOWN & KAKA'AKO & STEPS AWAY FROM FINE DINING, WORLD CLASS SHOPPING, GREAT ENTERTAINMENT AT THE BLAISDELL CENTER AND CULTURAL EVENTS AT THE HONOLULU MUSEUM OF ART & MEDICAL FACILITIES. **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.	Lanai	Occ.	FL	DOM
<a href="#">1221 Victoria Street 2404</a>	<b>\$349,000 LH</b>	2 & 2/1	1,586   \$220	90,126   \$4	284	66%	23	20

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1221 Victoria Street 2404</a>	\$240   \$2,241   \$0	\$126,300	\$594,800	\$721,100	48%	1980 & NA

[1221 Victoria Street 2404](#) - MLS#: [202413818](#) - UPSCALE QUALITY TOWN LIVING! BE MESMERIZED BY THE AMAZING OCEAN & CITY VIEWS FROM EVERY ROOM OF THIS INCREDIBLY SPACIOUS HIGH FLOOR UNIT AT THE PRESTIGIOUS ADMIRAL THOMAS! THIS RARELY AVAILABLE "04" FLOORPLAN HAS 2 BEDROOMS, 2 FULL BATHS, AN EXTRA 1/2 BATH, A HUGE LANAI OFF OF THE LIVING AREA, A PRIVATE LANAI OFF THE PRIMARY, AS WELL AS AN UPGRADED OPEN KITCHEN DESIGN. THE GENEROUS SIZE AND LAYOUT IS PERFECT FOR ENTERTAINING AND TO ENJOY TRUE INDOOR - OUTDOOR LIVING! SPECIAL FEATURES INCL: CENTRAL AC, FIRE SPRINKLERS, 2 COVERED SIDE BY SIDE PARKING, SUB-ZERO REFRIGERATOR, GRANITE COUNTERS, CUSTOM WINDOW TREATMENTS, CUSTOM BUILT-INS IN BOTH THE LIVING AREAS AND PRIMARY BD. CLOSET, & EVEN AN EXTRA STORAGE CLOSET RIGHT OUTSIDE THE UNIT DOOR! RESORT STYLE AMENITIES INCL. 24 HOUR SECURITY, A BEAUTIFUL LOBBY, NEWLY MODERNIZED REFURBISHED ELEVATORS, PLENTY OF GUEST PARKING, POOL, PET FRIENDLY (VERIFY) & MORE!. MAINTENANCE FEE INCLUDES ELECTRICITY, A/C, TV, INTERNET, & OTHER COMMON EXPENSES. NEAR DOWNTOWN & KAKA'AKO & STEPS AWAY FROM FINE DINING, WORLD CLASS SHOPPING, GREAT ENTERTAINMENT AT THE BLAISDELL CENTER AND CULTURAL EVENTS AT THE HONOLULU MUSEUM OF ART & MEDICAL FACILITIES. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Secured Entry, Street **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage:** **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, Occ. = Occupancy, FL = Floor Number