

Admiral Thomas Apts 1221 Victoria Street Unit 2404, Honolulu 96814 * \$349,000

Beds: 2	MLS#: 202413818, LH	Year Built: 1980
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,586	List Date & DOM: 06-07-2024 & 39	Total Parking: 2
Land Sq. Ft.: 90,126	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 284	Frontage:	Building: \$594,800
Sq. Ft. Other: 0	Tax/Year: \$240/2024	Land: \$126,300
Total Sq. Ft. 1,870	Neighborhood: Makiki Area	Total: \$721,100
Maint./Assoc. \$2,241 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry, Street		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.	DOM
1221 Victoria Street 2404	\$349,000 LH	2 & 2/1	1,586 \$220	90,126 \$4	39

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1221 Victoria Street 2404	\$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