

2315 Komo Mai Drive, Pearl City 96782 * \$835,000

Beds: 3	MLS#: 202416290, FS	Year Built: 1968
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,560	List Date & DOM: 07-17-2024 & 10	Total Parking: 2
Land Sq. Ft.: 6,097	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$101,400
Sq. Ft. Other: 0	Tax/Year: \$253/2024	Land: \$764,800
Total Sq. Ft. 1,560	Neighborhood: Pacific Palisades	Total: \$866,200
Maint./Assoc. \$0 / \$7	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 2 Car, Carport, Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: City, Ocean	

Public Remarks: Wonderful opportunity to remodel, renovate or re-build to transform this property and call it home. Charming home with an open beam ceiling, featuring both an enclosed and a covered patio. Perfect to relax and enjoy the spacious backyard with a calming view of Pearl Harbor. Bathroom count does not current match tax office records, but is in the process of being corrected. Priced below 2024 real property tax assessed value. Property is being sold in "AS IS" condition. Delete J-9, J-10. Pacific Palisades Community Association is \$75./annually. Seller requests First American Title- Nicole Yasuda. Please submit offers no later than midnight 07/25/24 - Thursday. All offers will be reviewed by end of day 07/26/24. Please use AS IS and Short Term Rental Statement in supplements. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2315 Komo Mai Drive	\$835,000	3 & 2/1	1,560 \$535	6,097 \$137	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2315 Komo Mai Drive	\$253 \$0 \$7	\$764,800	\$101,400	\$866,200	96%	1968 & NA

[2315 Komo Mai Drive](#) - MLS#: [202416290](#) - Wonderful opportunity to remodel, renovate or re-build to transform this property and call it home. Charming home with an open beam ceiling, featuring both an enclosed and a covered patio. Perfect to relax and enjoy the spacious backyard with a calming view of Pearl Harbor. Bathroom count does not current match tax office records, but is in the process of being corrected. Priced below 2024 real property tax assessed value. Property is being sold in "AS IS" condition. Delete J-9, J-10. Pacific Palisades Community Association is \$75./annually. Seller requests First American Title- Nicole Yasuda. Please submit offers no later than midnight 07/25/24 - Thursday. All offers will be reviewed by end of day 07/26/24. Please use AS IS and Short Term Rental Statement in supplements. **Region:** Pearl City **Neighborhood:** Pacific Palisades **Condition:** Fair **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** City, Ocean **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market