

## 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
<a href="#">2315 Komo Mai Drive</a>	<a href="#">\$835,000</a>	3 & 2/1	1,560   \$535	6,097   \$137	10

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2315 Komo Mai Drive</a>	\$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