

2578 Pacific Heights Road Unit J/K, Honolulu 96813 * * \$3,500,000

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| Beds: 6 | MLS#: 202320299, FS | Year Built: 1961 |
| Bath: 4/2 | Status: Hold | Remodeled: 2023 |
| Living Sq. Ft.: 3,502 | List Date & DOM: 10-01-2023 & 229 | Total Parking: 6 |
| Land Sq. Ft.: 10,578 | Condition: Excellent | Assessed Value |
| Lanai Sq. Ft.: 380 | Frontage: Other | Building: \$80,700 |
| Sq. Ft. Other: 220 | Tax/Year: \$682/2023 | Land: \$1,285,900 |
| Total Sq. Ft. 4,102 | Neighborhood: Pacific Heights | Total: \$1,366,600 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: Three+, Split Level / No |
| Parking: 3 Car+, Carport, Driveway | Frontage: Other | |
| Zoning : 05 - R-5 Residential District | View: City, Diamond Head, Garden, Mountain, Ocean, Sunset | |

Public Remarks: Newly re-constructed family compound located on a Pacific Heights rim lot, comprising two single family homes! Units J and K have been completely renovated and restored. This property features ocean and Diamond Head views, wrap around decking, two 2-car carports with two additional stalls allowing for parking of 6 vehicles. Unit K also has approximately 220 sf of enclosed storage (exact sf to be determined in escrow). Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees, offset by lava rock arches and walls. Property is undergoing a CPR process to create 2 TMKs enabling each home to be purchased separately. DEVELOPER IS ACCEPTING NON-BINDING PRE-REGISTRATION AGREEMENTS. Each home has fire sprinklers installed. See Supplements for floor plans for Units J & K, the CPR Map, and the Virtual Tour for Unit K. Please contact agent for Virtual Tour for Unit J. **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. | Lanai | Occ. | FL | DOM |
|---|-----------------------------|----------|---------------|----------------|-------|------|----|-----|
| 2578 Pacific Heights Road J/K | \$3,500,000 | 6 & 4/2 | 3,502 \$999 | 10,578 \$331 | 380 | 0% | 0 | 229 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 2578 Pacific Heights Road J/K | \$682 \$0 \$0 | \$1,285,900 | \$80,700 | \$1,366,600 | 256% | 1961 & 2023 |

[2578 Pacific Heights Road J/K](#) - MLS#: [202320299](#) - Newly re-constructed family compound located on a Pacific Heights rim lot, comprising two single family homes! Units J and K have been completely renovated and restored. This property features ocean and Diamond Head views, wrap around decking, two 2-car carports with two additional stalls allowing for parking of 6 vehicles. Unit K also has approximately 220 sf of enclosed storage (exact sf to be determined in escrow). Landscaped with lush surrounding foliage, including dragon fruit, mango, and plumeria trees, offset by lava rock arches and walls. Property is undergoing a CPR process to create 2 TMKs enabling each home to be purchased separately. DEVELOPER IS ACCEPTING NON-BINDING PRE-REGISTRATION AGREEMENTS. Each home has fire sprinklers installed. See Supplements for floor plans for Units J & K, the CPR Map, and the Virtual Tour for Unit K. Please contact agent for Virtual Tour for Unit J. **Region:** Metro **Neighborhood:** Pacific Heights **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 6 **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, Occ. = Occupancy, FL = Floor Number