

Admiral Thomas Apts 1221 Victoria Street Unit 2805, Honolulu 96814 * Admiral Thomas Apts * \$285,000 * Originally \$369,000

Beds: 2	MLS#: 202325014, LH	Year Built: 1980
Bath: 2/0	Status: Active	Remodeled: 2010
Living Sq. Ft.: 1,634	List Date & DOM: 12-13-2023 & 149	Total Parking: 2
Land Sq. Ft.: 90,133	Condition: Average	Assessed Value
Lanai Sq. Ft.: 163	Frontage: Other	Building: \$890,400
Sq. Ft. Other: 0	Tax/Year: \$349/2023	Land: \$126,300
Total Sq. Ft. 1,797	Neighborhood: Makiki Area	Total: \$1,016,700
Maint./Assoc. \$2,134 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry	Frontage: Other	

Zoning: 12 - A-2 Medium Density Apartme

View: **City, Coastline, Diamond Head,
Mountain, Ocean, Sunrise, Sunset**

Public Remarks: RARE HIGH-FLOOR DIAMOND HEAD FACING BEAUTIFUL CORNER END UNIT — Remodel your Dream Oasis in the Sky at this new price! Perched on a high floor in the prestigious Admiral Thomas building, this rare & desirable "05" unit with 1,600+ square feet offers an awe-inspiring 220-degree vista encompassing Diamond Head, Ewa, ocean, & mountain views, all enjoyed from a private covered lanai. Nearly every room provides a view with a breathtaking panorama. Unwind in the "Japanese style Furo" after a long day. Enjoy central a/c, & a thoughtful built-in Koa Wood cabinet entertainment center. The Admiral Thomas offers 24 hour security surveillance & boasts an excellent central location, allowing for quick access to the Academy of Arts, Blaisdell Concert Hall, and Ward Shopping & Dining district. Amenities include a pool, whirlpool, bike storage, & soon-to-be-completed popular pickleball court. This private & spacious luxurious oasis in the sky features a sunken living room & views from both sides of the angled corner lanai. Experience the epitome of panoramic ocean, city, mountain, & sunset vistas. Incredible potential! Note: This is a Leasehold unit with lease currently set to expire in 2046. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1221 Victoria Street 2805	\$285,000 LH	2 & 2/0	1,634 \$174	90,133 \$3	163	64%	28	149

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1221 Victoria Street 2805	\$349 \$2,134 \$0	\$126,300	\$890,400	\$1,016,700	28%	1980 & 2010

1221 Victoria Street 2805 - MLS#: [202325014](#) - Original price was \$369,000 - RARE HIGH-FLOOR DIAMOND HEAD FACING BEAUTIFUL CORNER END UNIT — Remodel your Dream Oasis in the Sky at this new price! Perched on a high floor in the prestigious Admiral Thomas building, this rare & desirable "05" unit with 1,600+ square feet offers an awe-inspiring 220-degree vista encompassing Diamond Head, Ewa, ocean, & mountain views, all enjoyed from a private covered lanai. Nearly every room provides a view with a breathtaking panorama. Unwind in the "Japanese style Furo" after a long day. Enjoy central a/c, & a thoughtful built-in Koa Wood cabinet entertainment center. The Admiral Thomas offers 24 hour security surveillance & boasts an excellent central location, allowing for quick access to the Academy of Arts, Blaisdell Concert Hall, and Ward Shopping & Dining district. Amenities include a pool, whirlpool, bike storage, & soon-to-be-completed popular pickleball court. This private & spacious luxurious oasis in the sky features a sunken living room & views from both sides of the angled corner lanai. Experience the epitome of panoramic ocean, city, mountain, & sunset vistas. Incredible potential! Note: This is a Leasehold unit with lease currently set to expire in 2046. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Average **Parking:** Assigned, Covered - 2, Garage, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** Zoning: 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number