

## **Admiral Thomas Apts 1221 Victoria Street Unit 2805, Honolulu 96814 \* Admiral Thomas**

**Apts \* \$285,000 \* Originally \$369,000**

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

**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
<a href="#">1221 Victoria Street 2805</a>	<b>\$285,000 LH</b>	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
<a href="#">1221 Victoria Street 2805</a>	\$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