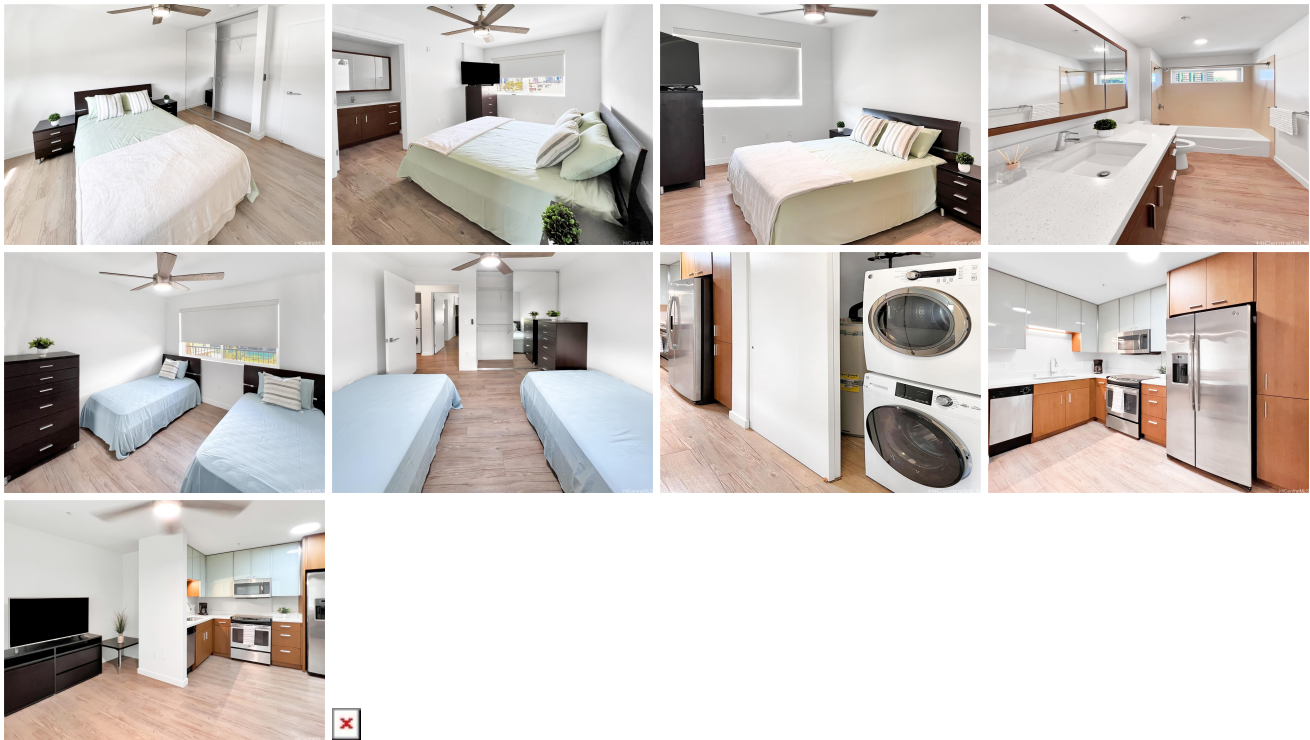


## **The Residence at Makiki 1310 Pensacola Street Unit 304, Honolulu 96814 \* The Residence at Makiki \* \$585,000**

|                                                                     |                                                   |                                |
|---------------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>2</b>                                                      | MLS#: <b>202406883, FS</b>                        | Year Built: <b>2016</b>        |
| Bath: <b>2/0</b>                                                    | Status: <b>Active</b>                             | Remodeled:                     |
| Living Sq. Ft.: <b>747</b>                                          | List Date & DOM: <b>03-25-2024 &amp; 47</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>0</b>                                              | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                             | Frontage: <b>Other</b>                            | Building: <b>\$451,800</b>     |
| Sq. Ft. Other: <b>0</b>                                             | Tax/Year: <b>\$168/2023</b>                       | Land: <b>\$129,500</b>         |
| Total Sq. Ft. <b>747</b>                                            | Neighborhood: <b>Makiki Area</b>                  | Total: <b>\$581,300</b>        |
| Maint./Assoc. <b>\$553 / \$0</b>                                    | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>4-7 / No</b> |
| Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry</b> | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>     | View: <b>City, Mountain</b>                       |                                |

**Public Remarks:** Enjoy the convenience of a move-in ready 2 bedroom 2 bathroom condo nestled within the vibrant heart of Honolulu's metro living! Unit is equipped with a full size washer and dryer, sleek vinyl plank flooring, engineered stone countertops and stainless steel appliances offering a contemporary vibe. Easy access to H1 freeway, shops, restaurants, Ala Moana, Downtown, and Kaka`ako makes this unit adaptable to a variety of lifestyle requirements. We encourage you to seek this opportunity to see it for yourself! **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="#">1310 Pensacola Street 304</a> | <a href="#">\$585,000</a> | 2 & 2/0  | 747   \$783   | 0   \$inf   | 0     | 57%  | 3  | 47  |

| Address                                   | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1310 Pensacola Street 304</a> | \$168   \$553   \$0 | \$129,500     | \$451,800         | \$581,300      | 101%  | 2016 & NA        |

[1310 Pensacola Street 304](#) - MLS#: [202406883](#) - Enjoy the convenience of a move-in ready 2 bedroom 2 bathroom condo nestled within the vibrant heart of Honolulu's metro living! Unit is equipped with a full size washer and dryer, sleek vinyl plank flooring, engineered stone countertops and stainless steel appliances offering a contemporary vibe. Easy access to H1 freeway, shops, restaurants, Ala Moana, Downtown, and Kaka`ako makes this unit adaptable to a variety of lifestyle requirements. We encourage you to seek this opportunity to see it for yourself! **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain **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