

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

Beds: 6	MLS#: <u>202320299</u>, FS	Year Built: 1961
Bath: 4/2	Status: Active	Remodeled: 2023
Living Sq. Ft.: 3,502	List Date & DOM: 10-01-2023 & 221	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 - <u>Tool</u>	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:** [Pauoia, Kawananakoa, Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2578 Pacific Heights Road J/K	\$3,500,000	6 & 4/2	3,502 \$999	10,578 \$331	221

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