

**2712 Pali Highway, Honolulu 96817 \* \$2,558,888 \* Originally \$2,600,000**

Beds: **6**      MLS#: **202322073, FS**      Year Built: **1908**  
 Bath: **6/0**      Status: **Active**      Remodeled: **2021**  
 Living Sq. Ft.: **7,445**      List Date & DOM: **10-02-2023 & 221**      Total Parking: **8**  
 Land Sq. Ft.: **14,526**      Condition: **Excellent**      [Assessed Value](#)  
 Lanai Sq. Ft.: **970**      Frontage: **Other**      Building: **\$2,098,900**  
 Sq. Ft. Other: **361**      Tax/Year: **\$1,294/2023**      Land: **\$1,853,000**  
 Total Sq. Ft. **8,776**      Neighborhood: **Nuuanu Area**      Total: **\$3,951,900**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Basement, Two / Yes**  
 Parking: **3 Car+, Boat, Carport, Driveway**      Frontage: **Other**  
[Zoning](#): **03 - R10 - Residential District**      View: **City, Garden, Mountain, Other**

**Public Remarks:** PRICED REDUCED AGAIN, SELLER FINANCING AVAILABLE!! Lovingly restored Grand Pali Castle type Home!! 3 stories plus basement! Owned by first Dentist on Oahu! Price Reduced, & \$50,000+, spent on a new Vinyl fence + 23 new Solar panels w/ Tesla battery back-up, purchased outright for Buyer's benefit, on this Private Oasis, interior boasts 7445 sq.ft. fully permitted to include remodel work, massive family compound. Remodeled from inside out, All permits closed! \$351 per square foot! AAA Location, at bottom of Pali Highway next to several embassies. Huge wrap-around yard, room for pool, gazebo, & pickle ball court! 6-beds, 6-baths, plus Den, 7445 Sq.ft. Interior, two story house. w. basement, and large attic, built in 1908 but lovingly remodeled inside/out, in 2021. Over \$1,000,000 in quality renovations, new flooring, walls, piping, roof, kitchen, re-wired electrical system & wet bar, w/ expansive balcony off Primary Bedroom, 10-foot ceilings on 1st floor, 9ft. on 2nd floor, open carport, parking for 8 + cars or boats, brick exterior plantation style hm, large wrap-around covered lanai, Gracious primary bedroom, walk-in closet, and two (2) large "mini primary en suite bedrooms!!! **Sale Conditions:** None  
**Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2712 Pali Highway</a>	<b>\$2,558,888</b>	6 & 6/0	7,445   \$344	14,526   \$176	221

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2712 Pali Highway</a>	\$1,294   \$0   \$0	\$1,853,000	\$2,098,900	\$3,951,900	65%	1908 & 2021

[2712 Pali Highway](#) - MLS#: [202322073](#) - Original price was \$2,600,000 - PRICED REDUCED AGAIN, SELLER FINANCING AVAILABLE!! Lovingly restored Grand Pali Castle type Home!! 3 stories plus basement! Owned by first Dentist on Oahu! Price Reduced, & \$50,000+, spent on a new Vinyl fence + 23 new Solar panels w/ Tesla battery back-up, purchased outright for Buyer's benefit, on this Private Oasis, interior boasts 7445 sq.ft. fully permitted to include remodel work, massive family compound. Remodeled from inside out, All permits closed! \$351 per square foot! AAA Location, at bottom of Pali Highway next to several embassies. Huge wrap-around yard, room for pool, gazebo, & pickle ball court! 6-beds, 6-baths, plus Den, 7445 Sq.ft. Interior, two story house. w. basement, and large attic, built in 1908 but lovingly remodeled inside/out, in 2021. Over \$1,000,000 in quality renovations, new flooring, walls, piping, roof, kitchen, re-wired electrical system & wet bar, w/ expansive balcony off Primary Bedroom, 10-foot ceilings on 1st floor, 9ft. on 2nd floor, open carport, parking for 8 + cars or boats, brick exterior plantation style hm, large wrap-around covered lanai, Gracious primary bedroom, walk-in closet, and two (2) large "mini primary en suite bedrooms!!! **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Driveway **Total Parking:** 8 **View:** City, Garden, Mountain, Other **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market