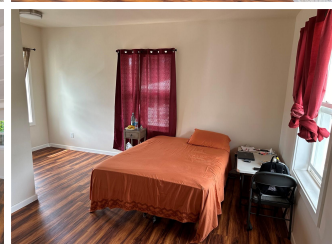


2712 Pali Highway, Honolulu 96817 * \$2,558,888 * Originally \$2,600,000

Beds: 6	MLS#: <u>202322073</u>, FS	Year Built: 1908
Bath: 6/0	Status: Active	Remodeled: 2021
Living Sq. Ft.: 7,445	List Date & DOM: 10-02-2023 & 222	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
2712 Pali Highway	\$2,558,888	6 & 6/0	7,445 \$344	14,526 \$176	222

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2712 Pali Highway	\$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