## 2596 Pacific Heights Road, Honolulu 96813 * $945,000 * Originally $985,000

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|---|---|---|---|---|---|
| Beds: | **3** | MLS#: | **202323907, FS** | Year Built: | **1950** |
| Bath: | **2/0** | Status: | **Active** | Remodeled: | **1953** |
| Living Sq. Ft.: | **1,792** | List Date & DOM: | **10-16-2023** & **206** | Total Parking: | **2** |
| Land Sq. Ft.: | **5,015** | Condition: | **Needs Major Repair, Tear Down** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | **Other** | Building: | **$241,200** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$554/2023** | Land: | **$991,300** |
| Total Sq. Ft. | **1,792** | Neighborhood: | **Pacific Heights** | Total: | **$1,232,500** |
| Maint./Assoc. | **$0 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **Two / No** |
| Parking: | **2 Car** | | | Frontage: | **Other** |
| Zoning: | **05 - R-5 Residential District** | | | View: | **City, Diamond Head, Mountain, Sunset** |

**Public Remarks:** Rarely available prime lot in town on desirable Pacific Heights. Build brand new or remodel the existing home. Views of Punchbowl, Pauoa Valley, downtown Honolulu and the ocean beyond. Conveniently located just minutes from Downtown, shopping, dining, entertainment, and beaches. Dual street frontage. May be possible to add access below for an ADU or other improvements. Buyer to perform their own due diligence. Price below assessed value! Drive-bys are fine but DO NOT walk the property without an appointment. New lower price! **Sale Conditions:** None **Schools:** Pauoa, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | DOM |
|---|---|---|---|---|---|
| 2596 Pacific Heights Road | **$945,000** | 3 & 2/0 | 1,792 \| $527 | 5,015 \| $188 | 206 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 2596 Pacific Heights Road | $554 \| $0 \| $0 | $991,300 | $241,200 | $1,232,500 | 77% | 1950 & 1953 |

2596 Pacific Heights Road - MLS#: 202323907 - Original price was $985,000 - Rarely available prime lot in town on desirable Pacific Heights. Build brand new or remodel the existing home. Views of Punchbowl, Pauoa Valley, downtown Honolulu and the ocean beyond. Conveniently located just minutes from Downtown, shopping, dining, entertainment, and beaches. Dual street frontage. May be possible to add access below for an ADU or other improvements. Buyer to perform their own due diligence. Price below assessed value! Drive-bys are fine but DO NOT walk the property without an appointment. New lower price! **Region:** Metro **Neighborhood:** Pacific Heights **Condition:** Needs Major Repair, Tear Down **Parking:** 2 Car **Total Parking:** 2 **View:** City, Diamond Head, Mountain, 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