

## 2453 Pacific Heights Road Unit C, Honolulu 96813 \* \$750,000 \* Originally \$930,000

Beds: <b>2</b>	MLS#: <b>202401189, FS</b>	Year Built: <b>1964</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,188</b>	List Date & DOM: <b>01-20-2024 &amp; 109</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>5,000</b>	Condition: <b>Tear Down</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$11,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$266/2023</b>	Land: <b>\$900,000</b>
Total Sq. Ft. <b>1,188</b>	Neighborhood: <b>Pacific Heights</b>	Total: <b>\$911,100</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Three+ / No</b>
Parking: <b>Garage, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Mountain</b>	

**Public Remarks:** MAJOR PRICE REDUCTION. \$150K UNDER TAX ASSESSED LAND VALUE. FIXER UPPER OR TEAR DOWN OPPORTUNITY. HAZARDOUS MATERIAL TESTING PERFORMED ON 1/22/24 BY ENVIRONMENTAL RISK ANALYSIS INC. TESTS SHOW NO SIGNS OF ASBESTOS AND ACCEPTABLE LIMITS FOR OTHER HAZARDOUS MATERIALS. DEBRIS CAN BE DISPOSED OF ON ISLAND. SEE REPORTS IN SUPPLEMENTS. RARELY AVAILABLE PACIFIC HEIGHTS LOT WITH BEAUTIFUL VALLEY AND MOUNTAIN VIEWS ON PRIVATE ROAD. BUYER MUST PERFORM THEIR OWN DUE DILIGENCE. HOME IS PARTIALLY BURNT DOWN. WE HAVE A FORMAL QUOTE FROM AMAZON CONSTRUCTION TO REMOVE THE ENTIRE HOME FOR \$80,000 (ALSO IN SUPPLEMENTS). **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="#">2453 Pacific Heights Road C</a>	<b>\$750,000</b>	2 & 2/0	1,188   \$631	5,000   \$150	109

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2453 Pacific Heights Road C</a>	\$266   \$0   \$0	\$900,000	\$11,100	\$911,100	82%	1964 & NA

[2453 Pacific Heights Road C](#) - MLS#: [202401189](#) - Original price was \$930,000 - MAJOR PRICE REDUCTION. \$150K UNDER TAX ASSESSED LAND VALUE. FIXER UPPER OR TEAR DOWN OPPORTUNITY. HAZARDOUS MATERIAL TESTING PERFORMED ON 1/22/24 BY ENVIRONMENTAL RISK ANALYSIS INC. TESTS SHOW NO SIGNS OF ASBESTOS AND ACCEPTABLE LIMITS FOR OTHER HAZARDOUS MATERIALS. DEBRIS CAN BE DISPOSED OF ON ISLAND. SEE REPORTS IN SUPPLEMENTS. RARELY AVAILABLE PACIFIC HEIGHTS LOT WITH BEAUTIFUL VALLEY AND MOUNTAIN VIEWS ON PRIVATE ROAD. BUYER MUST PERFORM THEIR OWN DUE DILIGENCE. HOME IS PARTIALLY BURNT DOWN. WE HAVE A FORMAL QUOTE FROM AMAZON CONSTRUCTION TO REMOVE THE ENTIRE HOME FOR \$80,000 (ALSO IN SUPPLEMENTS). **Region:** Metro **Neighborhood:** Pacific Heights **Condition:** Tear Down **Parking:** Garage, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market