

## Residential Full with Photos

**1-2-4-017-056-0124 1415 Victoria St #908, Honolulu 96822**

MLS#: **202309844**      Region: **Metro**      Bldg Nm: **Town House**  
 Status: **Sold**      Nghbrhd: **PUNCHBOWL AREA**  
 Lnd Tenure: **FS - Fee Simple**      Fee Options:

LP: **\$380,000**  
 OLP: **\$380,000**  
 SP: **\$380,000**



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **High-Rise 7+ Stories**  
 Prop Cond: **Excellent**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **534**  
 Lanai Sqft: **95**  
 Covd Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **629**  
 Land Sqft: **30,013**  
 Lot Acres: **.689**

### Bldg Information

Beds: **1**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Addl Park: **8**  
 Stories:  
 Yr Rmdled: **2019**  
 Year Built: **1961**

DOM: **25**  
 CDOM: **25**  
 Furnished: **Partial**  
 Fract Own: **No**

### School Information

Elem: **Lincoln**  
 Middle: **Stevenson**  
 High: **Roosevelt**

### Additional Information

View: **City, Sunset**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone X**  
 Land Recorded: **Dual Systems**

Recent: **07/10/2023 : Sold : P->S**

### Listing/Agent/Office Information

Listing Date: <b>05/01/23</b>	Cont Acc Date: <b>05/26/23</b>	Tmp Wth Date:	Exp Date: <b>11/01/23</b>
Possession: <b>At Closing</b>			Off Mrkt Date: <b>07/10/23</b>
List Type: <b>Exclusive Rights</b>		Occupant Type: <b>Owner</b>	Lock Box: <b>OTHER</b>
Agent: <b>Daniel J Pacheco Jr.(R)</b>		Listing Svc: <b>Full Service</b>	
Ag Email: <b>danny_pacheco@hotmail.com</b>		Agent Mbr #: <b>03112</b>	Agent Ph: <b>(808) 226-6510</b>
License #: <b>RB-12467</b>		Corp Office Lic #: <b>RB-17314</b>	
Office: <b>Island Heritage Realty, Inc.</b>		Office Mbr #: <b>ISLR</b>	Office Ph: <b>(808) 941-7773</b>
Co-List Agent: <b>Allison S Goto(RA)</b>		Co-List Ag Mbr #: <b>23047</b>	Co-List Agent Ph: <b>(808) 285-1959</b>
Co Ag Email: <b>allisongoto@hotmail.com</b>			
License #: <b>RS-55198</b>		Corp Office Lic #: <b>RB-17314</b>	Co-List Office Ph: <b>(808) 941-7773</b>
Co-List Office: <b>Island Heritage Realty, Inc.</b>		Co-List Off Mbr #: <b>ISLR</b>	Off Fax Ph: <b>(808) 239-5391</b>

### Compensation to Cooperating Brokerage

Compensation: **2.5**      % or \$:      %      GE Tax Paid-Seller: **Yes**      Comp. Cmnts:  
 Dual/Var Rate: **No**      Comp. Subj To:

### Remarks

Pub Rmks: **Cozy 1 bedroom unit renovated kitchen approx 4 years ago with new appliances, extra deep sink, countertop, cabinets, travertine flooring continues thru hallway. Bathroom renovated approx 1-1/2 yrs ago with new tub, tiled walls, fixtures, vanity, toilet, tiled floor. Asbestos removal in bathroom Nov 2022, and floors in 2019. Custom Bali magnetic sliding blinds in living room and horizontal blinds in bedroom. Tinted windows in living and bedroom. waterproof vinyl flooring in living room and bedroom. Extra deep storage closets. Convenient washer dryer available on each floor. Centrally located building on/off freeway, shopping, dining, bus-line. Full repiping of sewer, storm drain and vent pipe in building brings added value. Owner's unit is completed. \$153.95 is interest only 20 yr loan for repiping renovation and to be assumed by buyer, payoff option is not an option and is included in MF (501.96 + 153.95). Being sold in As-Is condition. One day notice to show thru show time. Kindly provide buyer's pre-approval with offer. Please use First Am Title, Kapiolani, Jill Kauka**

Agent Rmks: **One day notice to show. Please use show time. Call Ally 808-285-1959 for showing/info. Ongoing plumbing renovation scheduled to be completed by 5-10-2023 but constrn co will be around for a few more months. Sorry all guest stalls being used by constrn co, need to find street parking for showing. \*\* See supplement for pet info. \*\* Seller will credit buyer 10,000 thru escrow at closing with full price offer to help pay for a few years of the plumbing renovation loan or any way buyer chooses to use credit. Kindly provide buyer's pre-approval with offer. Please use First Am Title, Kapiolani, Jill Kauka. Being sold As-Is.**

Show Inst: **One Day Notice Reqd, Call Assistant, Use ShowingTime**

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$656.00</b>	
Maintenance Fee: <b>\$655.91</b>	Fee Includes: <b>Cable TV, Hot Water, Sewer, Water</b>	
Oth Fees Mthy:	Oth Mthy Fees Incl: <b>Association</b>	
Condo Park Unit: <b>B-2</b>	Condo Prp Reg:	Floor #: <b>9</b>
Unit Features: <b>Bedroom on 1st Level, Even# Unit, Single Level</b>		
Owner Occpncy%: <b>55</b>	# Elevators: <b>3</b>	
Mgmt Co: <b>Hawaiiana</b>	Mgmt Co #: <b>808-593-9100</b>	
Community Assn:	Assoc Phone:	
Public Report #:		

### Features

Parking: <b>Assigned, Covered - 1, Garage, Guest</b>	Flooring: <b>Laminate, Marble/Granite, Vinyl</b>
Roofing:	Construction: <b>Concrete, Hollow Tile</b>
Topography:	
Security Feat: <b>Key, Security Patrol</b>	
Amenities: <b>BBQ, Community Laundry, Patio/Deck, Pool on Property, Resident Manager, Security Guard, Storage, Trash Chute</b>	
Inclusions: <b>AC Window Unit, Blinds, Ceiling Fan, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector</b>	
Disclosures: <b>Pets Allowed (Verify), Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: **1-2-4-017-056-0124**

Taxes/Mnthly: **\$67**  
Tax Year: **2022**  
Home Exempt: **100000**

Tax Assess Imp: **\$299,100**  
Tax Assess Lnd: **\$26,500**  
Tax Assess Tot: **\$325,600**

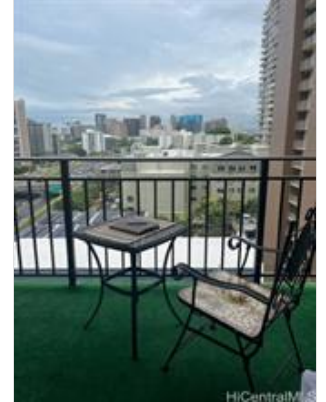
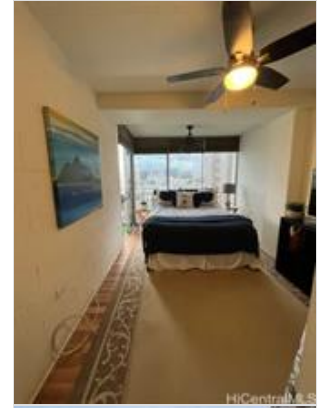
Terms Acceptable: **Cash, Conventional**  
Rent Inc Mthy:  
Spl Sales Cond: **None**  
**Sold Information**

Sold Date: **07/10/23**  
Buy Agent: **Joe Extra Ordinario (RA)**  
Buy Off: **Keller Williams Honolulu**  
Co Buy Agent:  
Co Buy Off:  
Concessions: **\$10,000**  
Sell Ag Remarks:

Cont Acc Date: **05/26/23**

Sold Price: **\$380,000**  
Agent Ph: **(808) 990-3443**  
Agent Ph:  
Office Ph:  
Buyer Financing: **VA**

DOM: **25**  
CDOM: **25**



lobby



middle stall is parking stall B2 upper basement/street level



building



