

Residential Client Full

1-2-4-013-019-0125 1221 Victoria St #2903, Honolulu 96814
 MLS#: 201708040 Region: Metro Bldg Nm: Admiral Thomas Apts Sold Price: **\$250,000**
 Status: **Sold** Nghbrhd: MAKIKI AREA List Price: \$269,000
 Lnd Tenure: LH - Leasehold Fee Options: None



General Information

Prop Type: Condo/Townhouse DOM: 200
 Style: High-Rise 7+ Stories Furnished: None
 Prop Cond: Above Average Fract Own: No

Sqft Information

Grg/Car Sqft: Beds: 1
 Sqft Liv: 850 Baths: 1/0
 Lanai Sqft: 150 New Dev: No
 Sqft Oth: Ttl Park: 1
 Total Sqft: 1,000 Stories: 21+
 Lot Acres: Year Built: 1980

Bldg Information

Elem: Kaahumanu
 Middle: Stevenson
 High: Mckinley

Additional Information

View: City, Ocean
 Zoning: 12 - A-2 Medium Density Apartme
 Flood Zone: Zone X
 Prop Frnt: Other
 Land Recorded: Dual Systems

Recent: **12/28/2017 : Sold : ES->S**

Listing/Office Information

Listing Date: 04/17/17
 Possession: At Closing
 Office: Coldwell Banker Pacific Prop. Corp Office Lic #: RB-16781-2

Remarks

Pub Rmks: Live the luxurious life in the prestigious and finely appointed Admiral Thomas. This high floor unit with its desirable double lanai layout offers sensational ocean and city views. Located next to the Honolulu Museum of Art, the Doris Duke Theater, Thomas Sq Park, and a block from the Blaisdell Concert Hall - Experience convenient, cosmopolitan living in paradise. Freshly painted, brand new washer and dryer, granite kitchen counters, and an American Home Shield warranty included; this 1 bedroom can't get better.

Association/Condo Information

Assoc Fees: Ttl Mon Fees: \$951.00
 Maintenance Fee: \$951.31 Fee Includes: AC Central, Cable TV, Electricity, Hot Water, Other Common Expens
 Oth Fees Mthy: Oth Mthy Fees Incl: Lease Rent, Maintenance
 Condo Park Unit: 443 Condo Prp Reg: Floor #: 29
 Unit Features: Central AC, Odd# Unit, Single Level, Storage
 Owner Occpncy%: 56 # Elevators: 3
 Mgmt Co: Hawaiiana Mgt Mgmt Co #: 593-9100
 Community Assn: Assoc Phone:
 Public Report #:

Lease Information

Lse Until Yr: 12/15/46 Lse Rg Date: 12/16/26 Lse Exp Year: 2046
 Fee Price: Fee Purchase: Lessor Name: 1st Methodist Church
 Cur Mn Lse/Rnt: 465.95 Nxt St-Up Rent: 499 2nd St-Up Rent:

Features

Story Type: 21+ Road Frontage:
 Parking: Assigned
 Roofing: Flooring: Marble/Granite, Vinyl, W/W Carpet
 Topography: Construction: Concrete
 Security Feat: Card, Security Patrol, Video
 Amenities: BBQ, Patio/Deck, Pool, Recreation Area, Resident Manager, Security Guard, Tennis Court, Trash Chute, Whirlpool
 Inclusions: AC Central, Blinds, Dishwasher, Disposal, Dryer, Home Warranty, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: Pets Allowed (Verify), Property Disclosure Stmt

Room Information

<u>Room</u>	<u>Lvl</u>	<u>Description</u>	<u>Room</u>	<u>Lvl</u>	<u>Description</u>
Lanai, Open	M		Living Room	M	
Full Bathroom	M		Bedroom	M	

Tax & Financial Information

TMK: 1-2-4-013-019-0125
 Taxes/Mnthly: \$146 Tax Assess Imp: \$470,200 Terms Acceptable: Cash, Conventional
 Tax Year: 2016 Tax Assess Lnd: \$50,300 Rent Inc Mthy:
 Home Exempt: 0 Tax Assess Tot: \$520,500 Spcl Sales Cond: None

Sold Information

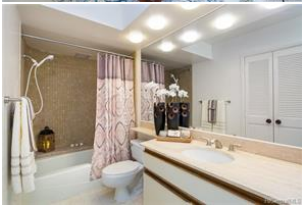
Sold Date: 12/28/17 Cont Acc Date: 11/01/17 Sold Price: **\$250,000** DOM: 200
 Buy Off: Island Heritage Realty, Inc.
 Concessions: Buyer Financing: Cash

Click on the arrow to view Additional Photos



2nd lanai off of the bedroom-magnificent views stretching to the west side of Oahu

Panoramic city and ocean views from the lanai off of the living room



BRAND NEW washer and dryer within unit

View from the bedroom lanai overlooking the graceful grounds of the Honolulu Museum of Art. Enjoy the fete of Art after Dark from your own lanai!

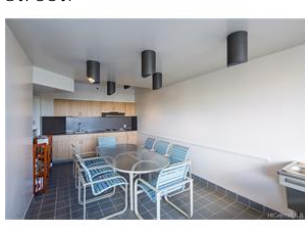
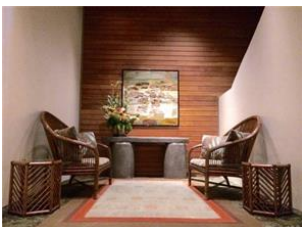


This handsome edifice sits in the center of Honolulu and is admired for its distinctive linear appeal

The grand entrance to the Admiral Thomas. A very secure and a well guarded building.

The foyer with its significant sculpture and art almost makes you feel as if you were in the museum across the street.

Floral arrangements in the lobby always make a grand welcome



Designated sitting area in the lobby.

Wide driveway with well manicured grounds. Ingress and egress to Victoria and Kinau



The Admiral Thomas at 1221 Victoria St, #2903 - Welcome Home!

© HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 12/28/2017 6:58:17 PM

©2017 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.