

85-1570 Waianae Valley Road, Waianae 96792

Status: Cancelled	MLS#: 202302111	Parcel#: 1-8-5-004-101-0000
List Price: \$1,595,000	Original Price: \$1,595,000	Price Change: \$0
Beds: 6 Baths: 4/0	Year Built: 1981	Remodeled:
Region: Leeward	Neighborhood: Waianae	Building:
Living Sq Ft: 2,432	Other Sq Ft: 0	Total Sq Ft: 2,432
Land Sq Ft: 320,166	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 15	Date Listed: 02-06-2023	Days on Market: 52
View: Coastline, Ocean	Frontage:	Type: Single Family
Assessed Building: \$233,000	Assessed Land: \$342,700	Assessed Value: \$575,700
Taxes: \$298 Year: 2022	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Average	Parking: 3 Car+	Zoning : 52 - AG-2 General Agricultural
Elementary:	Middle School:	High School:

Public Remarks: This listing is for three separate AG-2 parcels that are to be sold together. This sale includes the following TMK's: 185-004-095, 185-004-102 and 185-004-101. There are two dwellings. The first is a 3 bedroom 1 bath dwelling at the entrance to this property and it is a wooden structure built in 1955. It is currently rented for \$1,450 on a month to month basis. The second house is a two story hollow tile 3 bedroom 3 bath + a den/office with a work area downstairs of over 1,700 sq. ft. and an upstairs living area of 1,700+. This home has an amazing view of the Waianae Valley all the way to the ocean. Parcel 95 is 145,882 sq. ft. with a total assessed value of \$1,070,200 and a dedicated land value of \$197,900. Parcel 101 has a total assessed value of \$569,400 and a dedicated value of \$376,600. And parcel 102 is assessed for land only at \$372,600 and has a dedicated land value of \$1,200. There is a slight slope to the land but is good for farming. Existing inventory shall be included in this sale. There are at least two cesspools on the property. This property may be impacted by Bill 10 if the Bill is passed.

Sale Conditions: None * [Photos](#), [History](#)

Inclusions: None **Amenities:** **Utilities:** Cable, Cesspool, Overhead Electricity, Public Water, Telephone
Construction: Hollow Tile **Lot Features:** Flag Lot **Floor:** W/W Carpet **Disclosures:** Call Listor, Pet on Property
Land Recorded: Land Court **Furnished:** **Architectural Style:** Detach Single Family
Construction Materials: Hollow Tile **Roof:** Asphalt Shingle **Flooring:** W/W Carpet **SecurityFeatures:**
Easements: Electric,Water **Set Backs:** C&C,Of Record **Special Listing Conditions:** None
Management Company: **Management Company Phone:**