

85-170 Ala Hema Street Unit F, Waianae 96792

Status: Active	MLS#: 202613777	Parcel#: 1-8-5-028-006-0000
List Price: \$239,000	Original Price: \$249,000	Price Change: \$-10,000
Beds: 3 Baths: 1/0	Year Built: 1974	Remodeled:
Region: Leeward	Neighborhood: Waianae	Building: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 122
Living Sq Ft: 952	Other Sq Ft: 120	Total Sq Ft: 1,104
Land Sq Ft: 3,193	Land Tenure: LH - Leasehold	Lanai Sq Ft: 32
Total Parking: 2	Date Listed: 09-18-2026	Days on Market: 21
View: Mountain	Frontage: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 141	Type: Single Family
Assessed Building: \$83,900	Assessed Land: \$239,600	Assessed Value: \$323,500
Taxes: \$94 Year: 2026	Maintenance Fee: \$300	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Excellent	Parking: 2 Car	Zoning: 05 - R-5 Residential District
Elementary:	Middle School:	High School:

Public Remarks: Welcome home to an affordable, newly remodeled 3-bedroom duplex that's perfect for first-time buyers! Enjoy easy single-level living, a spacious 3,193 sq. ft. lot, a 2-car carport, and a fully fenced backyard—ideal for pets, play, or hosting friends. The lease rent is just \$82.25/month through April 29, 2030. For added long-term value, the lease may be extended to 2055 (see Extended Lease in Supplements). Eligible for multiple financing options, including FHA Spot loans. Special assessment: \$127/month through November 2026. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Range/Oven, Refrigerator, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Overhead Electricity, Public Water, Sewer Fee, Water **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** Clear **Floor:** Other **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Attached, Duplex, PUD **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** Composition **Flooring:** Other **Security Features:** Easements: Sewer **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt. Co. **Management Company Phone:** 8084405530