<u>84-564 Manuku Stre</u>	et, Waianae 967	<mark>92</mark> * * \$429,000 *	Originally \$480,000			
Beds: <b>3</b>	MLS#:	<u>202403883</u> , FS	Year Built: <b>1987</b>			
Bath: <b>1/1</b>	Status:	Active	Remodeled:			
Living Sq. Ft.: <b>960</b>	List Date & DOM:	02-25-2024 & 82	Total Parking: <b>2</b>			
Land Sq. Ft.: <b>2,419</b>	Condition:	Fair	Assessed Value			
Lanai Sq. Ft.: <b>0</b>	Frontage:	Other	Building: <b>\$47,300</b>			
Sq. Ft. Other: <b>0</b>	Tax/Year:	\$141/2023	Land: <b>\$370,200</b>			
Total Sq. Ft. <b>960</b>	Neighborhood:	Makaha	Total: <b>\$417,500</b>			
Maint./Assoc. <b>\$0 / \$0</b>	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: One / No			
Parking: 2 Car, Carport, Driveway, Street		Frontage: <b>O</b>	ther			
Zoning: 05 - R-5 Residential District		View: Marina/Canal				

**Public Remarks:** This detached single-family home, perfect for first-time buyers or investors, presents an opportunity for a contractor's touch or a DIY enthusiast. It features a comfortable living space with 3 bedrooms, 1.5 baths, and a small yard for gatherings. For those looking for an affordable primary residence, consider purchasing this home with a renovation loan to customize it before moving in. Investors take note: the property is currently leased at \$2,100.00 per month on a month-to-month basis, with the tenant interested in a long-term lease. Located just a short drive from scenic beaches, grocery stores, schools, and dining options, this home offers both convenience and affordability. Book your viewing appointment today, and remember to provide a 2-day notice for all showings while respecting the tenant's privacy. **Sale Conditions:** None **Schools:** , , \* <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
84-564 Manuku Street	<b>\$429,000</b>	3 & 1/1	960   \$447	2,419   \$177	0	0%	0	82

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
84-564 Manuku Street	\$141   \$0   \$0	\$370,200	\$47,300	\$417,500	103%	1987 & NA

84-564 Manuku Street - MLS#: 202403883 - Original price was \$480,000 - This detached single-family home, perfect for firsttime buyers or investors, presents an opportunity for a contractor's touch or a DIY enthusiast. It features a comfortable living space with 3 bedrooms, 1.5 baths, and a small yard for gatherings. For those looking for an affordable primary residence, consider purchasing this home with a renovation loan to customize it before moving in. Investors take note: the property is currently leased at \$2,100.00 per month on a month-to-month basis, with the tenant interested in a long-term lease. Located just a short drive from scenic beaches, grocery stores, schools, and dining options, this home offers both convenience and affordability. Book your viewing appointment today, and remember to provide a 2-day notice for all showings while respecting the tenant's privacy. **Region:** Leeward **Neighborhood:** Makaha **Condition:** Fair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** Marina/Canal **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number