## 85-126 Waianae Valley Road, Waianae 96792 \* \$499,000

| Sold Price:     | \$576,777    |
|-----------------|--------------|
| Beds:           | 2            |
| Bath:           | 1/0          |
| Living Sq. Ft.: | 780          |
| Land Sq. Ft.:   | 9,000        |
| Lanai Sq. Ft.:  | 0            |
| Sq. Ft. Other:  | 144          |
| Total Sq. Ft.   | 924          |
| Maint./Assoc.   | \$0 / \$0    |
| Parking:        | 3 Car+, Boat |

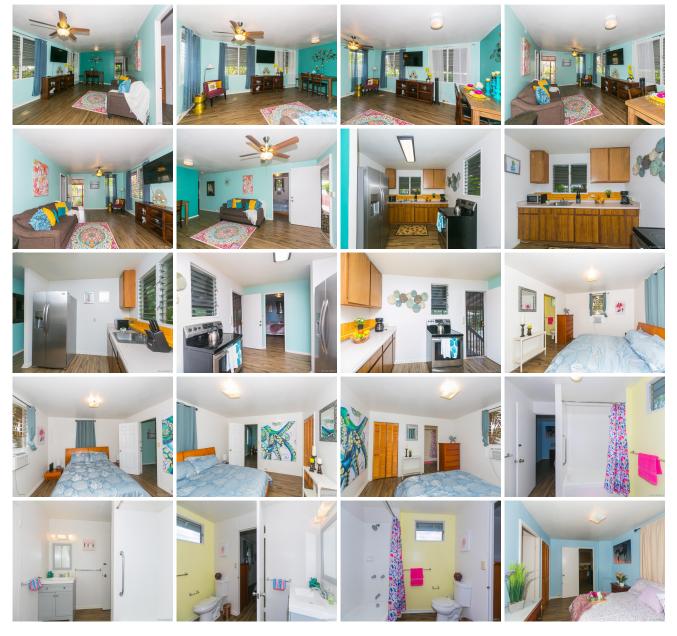
Sold Date: 04-01-2021 MLS#: 202101531, FS Status: Sold List Date & DOM: 01-26-2021 & 8 Condition: Above Average Frontage: Other Tax/Year: \$127/2020 Neighborhood: Waianae Flood Zone: Zone X - Tool Sold Ratio: 116% Year Built: **1959** Remodeled: **2018** Total Parking: **5** <u>Assessed Value</u> Building: **\$37,500** Land: **\$399,600** Total: **\$437,100** Stories / CPR: **One / No** 

Frontage: Other

Zoning: 05 - R-5 Residential District

View: Mountain

**Public Remarks:** EXPANSIVE LOT of 9,000 Square feet located in Waianae Valley. Plantation charmer which features 2 bedrooms and 1 full bath with new paint, electrical, paint, flooring, and a fully fenced yard. This home offers gorgeous views of the Waianae Mountain range and in walking distance to Pokai Bay and numerous eateries and shopping. Zoning may allow for a CPR and or possibly add ADU to add a second dwelling (Buyers / Buyers agent to perform due diligence on this matter). If you are looking for a great home with an expansive lot which can provide future expansion. Come & See all that West Oahu has to offer and host to one of the worlds most mesmerizing sunsets. **Sale Conditions:** None **Schools:** , , \* <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>





| Address                    | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|----------------------------|------------------|----------|---------------|--------------|-----|
| 85-126 Waianae Valley Road | <u>\$499,000</u> | 2 & 1/0  | 780   \$640   | 9,000   \$55 | 8   |

| Address                    | Tax   Maint.   Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|----------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 85-126 Waianae Valley Road | \$127   \$0   \$0   | \$399,600        | \$37,500             | \$437,100         | 114%  | 1959 & 2018         |

| Address                    | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms     |
|----------------------------|------------|------------|------------|----------------|----------------|
| 85-126 Waianae Valley Road | \$576,777  | 04-01-2021 | 116%       | 116%           | Conventional 0 |

85-126 Waianae Valley Road - MLS#: 202101531 - EXPANSIVE LOT of 9,000 Square feet located in Waianae Valley. Plantation charmer which features 2 bedrooms and 1 full bath with new paint, electrical, paint, flooring, and a fully fenced yard. This home offers gorgeous views of the Waianae Mountain range and in walking distance to Pokai Bay and numerous eateries and shopping. Zoning may allow for a CPR and or possibly add ADU to add a second dwelling (Buyers / Buyers agent to perform due diligence on this matter). If you are looking for a great home with an expansive lot which can provide future expansion. Come & See all that West Oahu has to offer and host to one of the worlds most mesmerizing sunsets. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Above Average **Parking:** 3 Car+, Boat **Total Parking:** 5 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market