84-945 Hana Street, Waianae 96792 * \$499,000 * Originally \$529,000

Beds: 3 MLS#: 202301496, FS Year Built: 1959 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: **1,508** List Date & DOM: 01-25-2023 & 469 Total Parking: 2 Land Sq. Ft.: 5,317 Condition: Fair **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$138,600 Sq. Ft. Other: 0 Tax/Year: \$150/2022 Land: \$386,000 Total Sq. Ft. **1,508** Neighborhood: Makaha Total: \$524,600 Stories / CPR: One / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone AE - Tool

Parking: 2 Car Frontage: Other

Zoning: 05 - R-5 Residential District View: Mountain

Public Remarks: PRICED TO SELL FAST... MAKE OFFERS SUBJECT TO INSPECTION. LARGE LOT WITH GREAT POTENTIAL FOR THE RIGHT INVESTOR OR FIRST TIME BUYER WITH SKILLS. NEW HOMES BEING BUILT AND NEW DEVELOPMENTS ADJACENT TO THIS AREA. PRICED WELL BELOW TAX ASSESSED VALUE ADDITIONAL SPACE IN ENCLOSED LANAI AND DEN/WORKSHOP WITH ELECTRICITY. ALSO BEDROOMS ARE LARGER THAN MOST. RE-ROOFED IN 2019 AND CURRENTLY SENTRICON TREATED. NOT A TEARDOWN AGENTS PLEASE READ SHOWING REMARKS BEFORE MAKING SHOWING REQUESTS. BUYER TO DO THEIR OWN DUE DILIGENCE, SOLD IN AS IS CONDITION. NO MAINTENNACE OR ASSOCIATION FEES. DO WHAT YOU WANT WHEN YOU WANT, NOT A CPR. WALKING DISTANCE TO MAKAHA SURFING BEACH AND OTHER BEAUTIFUL WESTSIDE SWIMMING BEACHES. Sale Conditions: Subject To Replacement Property Schools: Makaha, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
84-945 Hana Street	<u>\$499,000</u>	3 & 2/0	1,508 \$331	5,317 \$94	469

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
84-945 Hana Street	\$150 \$0 \$0	\$386,000	\$138,600	\$524,600	95%	1959 & NA

84-945 Hana Street - MLS#: 202301496 - Original price was \$529,000 - PRICED TO SELL FAST.. .MAKE OFFERS SUBJECT TO INSPECTION. LARGE LOT WITH GREAT POTENTIAL FOR THE RIGHT INVESTOR OR FIRST TIME BUYER WITH SKILLS. NEW HOMES BEING BUILT AND NEW DEVELOPMENTS ADJACENT TO THIS AREA. PRICED WELL BELOW TAX ASSESSED VALUE ADDITIONAL SPACE IN ENCLOSED LANAI AND DEN/WORKSHOP WITH ELECTRICITY. ALSO BEDROOMS ARE LARGER THAN MOST. RE-ROOFED IN 2019 AND CURRENTLY SENTRICON TREATED. NOT A TEARDOWN AGENTS PLEASE READ SHOWING REMARKS BEFORE MAKING SHOWING REQUESTS. BUYER TO DO THEIR OWN DUE DILIGENCE, SOLD IN AS IS CONDITION. NO MAINTENNACE OR ASSOCIATION FEES. DO WHAT YOU WANT WHEN YOU WANT, NOT A CPR. WALKING DISTANCE TO MAKAHA SURFING BEACH AND OTHER BEAUTIFUL WESTSIDE SWIMMING BEACHES. Region: Leeward Neighborhood: Makaha Condition: Fair Parking: 2 Car Total Parking: 2 View: Mountain Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: Subject To Replacement Property Schools: Makaha, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info