

Makaha Surfside 85-175 Farrington Highway Unit B119, Waianae 96792 * \$205,000 *

Originally \$225,000

Beds: 1	MLS#: <u>202400176</u>, FS	Year Built: 1974
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 412	List Date & DOM: 01-02-2024 & 135	Total Parking: 1
Land Sq. Ft.: 242,019	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Ocean, Sandy Beach	Building: \$179,400
Sq. Ft. Other: 0	Tax/Year: \$25/2023	Land: \$36,600
Total Sq. Ft. 412	Neighborhood: Waianae	Total: \$216,000
Maint./Assoc. \$603 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: One / No
Parking: Covered - 1, Guest, Secured Entry	Frontage: Ocean, Sandy Beach	
Zoning : 11 - A-1 Low Density Apartment	View: Coastline, Ocean, Sunset	

Public Remarks: Seller says SELL! Major price reduction + 1% credit Buyer for closing costs or rate buy down. Step outside your back door and find yourself on the beach. Indulge in the soothing melody of waves gently caressing the shore as you savor breathtaking sunsets, complemented perfectly by your favorite cocktail. Unleash your creative ideas on this property, priced with the fixer-upper in mind, inviting imaginative upgrades. Move-in ready for those who prefer immediate occupancy but offers flexibility for repairs as time and budget permit. Ideal for both investors who come on the weekends, or owner-occupiers, this unit serves as a fantastic starting point. Covered parking stall, next to stairs. Everything in the unit works, newer vinyl window and a/c in living room. Enjoy a range of amenities, including a pool, sunning deck, BBQ areas, exercise room, community laundry, and the added convenience of storage closets (pending availability). Security measures enhance the overall appeal of this promising property. **Sale Conditions:** None **Schools:** [Maili](#), [Waianae](#), [Waianae](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
85-175 Farrington Highway B119	<u>\$205,000</u>	1 & 1/0	412 \$498	242,019 \$1	135

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-175 Farrington Highway B119	\$25 \$603 \$0	\$36,600	\$179,400	\$216,000	95%	1974 & NA

[85-175 Farrington Highway B119](#) - MLS#: [202400176](#) - Original price was \$225,000 - Seller says SELL! Major price reduction + 1% credit Buyer for closing costs or rate buy down. Step outside your back door and find yourself on the beach. Indulge in the soothing melody of waves gently caressing the shore as you savor breathtaking sunsets, complemented perfectly by your favorite cocktail. Unleash your creative ideas on this property, priced with the fixer-upper in mind, inviting imaginative upgrades. Move-in ready for those who prefer immediate occupancy but offers flexibility for repairs as time and budget permit. Ideal for both investors who come on the weekends, or owner-occupiers, this unit serves as a fantastic starting point. Covered parking stall, next to stairs. Everything in the unit works, newer vinyl window and a/c in living room. Enjoy a range of amenities, including a pool, sunning deck, BBQ areas, exercise room, community laundry, and the added convenience of storage closets (pending availability). Security measures enhance the overall appeal of this promising property. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Average **Parking:** Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** Coastline, Ocean, Sunset **Frontage:** Ocean, Sandy Beach **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Mali](#), [Waianae](#), [Waianae](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market