

85-775A Waianae Valley Road, Waianae 96792 * \$1,270,000

Beds: 6	MLS#: 203324887, FS	Year Built: 1961
Bath: 2/0	Status: Active	Remodeled: 1975
Living Sq. Ft.: 1,968	List Date & DOM: 10-28-2023 & 259	Total Parking: 10
Land Sq. Ft.: 148,670	Condition: Average, Fair, Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$92,300
Sq. Ft. Other: 0	Tax/Year: \$133/2023	Land: \$187,000
Total Sq. Ft. 1,968	Neighborhood: Waianae	Total: \$279,300
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport, Driveway	Frontage:	
Zoning : 52 - AG-2 General Agricultural	View: Mountain	

Public Remarks: Diamond in the rough. 2 homes on 3.41 acres of farmland in fertile Waianae valley. Very private down a long driveway. Fully fenced. The homes have tenants on month to month leases. The homes are rough with lots of deferred maintenance. Besides the 2 homes, there is a large concrete block vegetable processing building, 2 carports and a building formerly used as a walk in fridge. Large greenhouse frame. The most significant feature of the land is the naturally fertile land and the producing mango orchard of around 30 trees. Also, 8 citrus trees, 2 star fruit, 2 guava, 1 tamarind, 1 avocado 15 neem trees. Seller says dried neem leaves sell for \$10/oz on Amazon. Fruit trees serviced by in-ground water pipe system. Irrigation piping map, soil analysis and list of mango trees are in supplements. Local food production is so needed and encouraged in these times. It can all be done here! Give this currently neglected farm the love it deserves and transform it into a food forest...you'll have a great start. So much potential here! Do not drive down driveway without an appointment. Do not disturb the tenants. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
85-775A Waianae Valley Road	\$1,270,000	6 & 2/0	1,968 \$645	148,670 \$9	259

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-775A Waianae Valley Road	\$133 \$0 \$0	\$187,000	\$92,300	\$279,300	455%	1961 & 1975

85-775A Waianae Valley Road - MLS#: **202324887** - Diamond in the rough. 2 homes on 3.41 acres of farmland in fertile Waianae valley. Very private down a long driveway. Fully fenced. The homes have tenants on month to month leases. The homes are rough with lots of deferred maintenance. Besides the 2 homes, there is a large concrete block vegetable processing building, 2 carports and a building formerly used as a walk in fridge. Large greenhouse frame. The most significant feature of the land is the naturally fertile land and the producing mango orchard of around 30 trees. Also, 8 citrus trees, 2 star fruit, 2 guava, 1 tamarind, 1 avocado 15 neem trees. Seller says dried neem leaves sell for \$10/oz on Amazon. Fruit trees serviced by in-ground water pipe system. Irrigation piping map, soil analysis and list of mango trees are in supplements. Local food production is so needed and encouraged in these times. It can all be done here! Give this currently neglected farm the love it deserves and transform it into a food forest...you'll have a great start. So much potential here! Do not drive down driveway without an appointment. Do not disturb the tenants. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Average, Fair, Needs Major Repair **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 10 **View:** Mountain **Frontage:** Pool: None **Zoning:** 52 - AG-2 General Agricultural **Sale Conditions:** None **Schools:** , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market