85-1020 and 85 Mill Street, Waianae 96792 * * $999,999

Beds:	**4**	MLS#:	**202325261, FS**	Year Built:	**1949**
Bath:	**2/0**	Status:	**Active**	Remodeled:	**2022**
Living Sq. Ft.:	**1,176**	List Date & DOM:	**11-08-2023** & **231**	Total Parking:	**2**
Land Sq. Ft.:	**7,875**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**329**	Frontage:	**Other**	Building:	**$11,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$236/2023**	Land:	**$796,300**
Total Sq. Ft.	**1,505**	Neighborhood:	**Waianae**	Total:	**$807,700**
Maint./Assoc.	**$9 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / Yes**
Parking:	**3 Car+, Driveway**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Garden, Mountain**		

Public Remarks: Incredible opportunity for your home to include a huge yard or build 2nd home for family, rental, etc (architecture plans for 2nd home avail upon request)! Just blocks from Pokai Bay Beach Park, recently renovated 4 br 2 ba home plus vacant 2nd lot. Featuring an open floor plan and two expansive covered lanais, this home has ample space for you to spread out and get comfortable, in and outside. 2022 remodel includes kitchen with new appliances, new bathrooms, new fixtures, new vinyl flooring, and new sliding windows. In close proximity to white sandy Makaha beaches, famous Makua Cave, supermarkets, shopping centers, banks, restaurants, and more. CPR Developer's Public Report issued Nov2023. See CPR map with 85-1020 and 85-1020A lots outlined in red. Existing waste system is cesspool, with public sewer connection in progress and to be completed by CPR developer. $100/year/lot maintenance fee ($200 total for two lots) to maintain approximately 700 SF of common driveway. No association fee. Sqft and # rooms may differ from tax records. Buyer to perform their own due diligence. TMK 1-8-5-007-012-0001 and TMK 1-8-5-007-012-0002 included. See MLS 202320870 just front lot home. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
85-1020 and 85 Mill Street	$999,999	4 & 2/0	1,176 | $850	7,875 | $127	329	0%	0	231

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-1020 and 85 Mill Street	$236 | $9 | $0	$796,300	$11,400	$807,700	124%	1949 & 2022

85-1020 and 85 Mill Street - MLS#: 202325261 - Incredible opportunity for your home to include a huge yard or build 2nd home for family, rental, etc (architecture plans for 2nd home avail upon request)! Just blocks from Pokai Bay Beach Park, recently renovated 4 br 2 ba home plus vacant 2nd lot. Featuring an open floor plan and two expansive covered lanais, this home has ample space for you to spread out and get comfortable, in and outside. 2022 remodel includes kitchen with new appliances, new bathrooms, new fixtures, new vinyl flooring, and new sliding windows. In close proximity to white sandy Makaha beaches, famous Makua Cave, supermarkets, shopping centers, banks, restaurants, and more. CPR Developer's Public Report issued Nov2023. See CPR map with 85-1020 and 85-1020A lots outlined in red. Existing waste system is cesspool, with public sewer connection in progress and to be completed by CPR developer. $100/year/lot maintenance fee ($200 total for two lots) to maintain approximately 700 SF of common driveway. No association fee. Sqft and # rooms may differ from tax records. Buyer to perform their own due diligence. TMK 1-8-5-007-012-0001 and TMK 1-8-5-007-012-0002 included. See MLS 202320870 just front lot home. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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