85-267 Mcarthur Street, Waianae 96792 * * $599,000 * Originally $799,000

Beds:	**4**	MLS#:	**202326717, FS**	Year Built:	**1936**
Bath:	**1/0**	Status:	**Active**	Remodeled:	**1941**
Living Sq. Ft.:	**1,404**	List Date & DOM:	**12-08-2023** & **222**	Total Parking:	**4**
Land Sq. Ft.:	**11,252**	Condition:	**Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$81,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$270/2023**	Land:	**$842,900**
Total Sq. Ft.	**1,404**	Neighborhood:	**Waianae**	Total:	**$924,500**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Carport, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: NEW PRICE with Approved Permits to Renovate Existing Structure and New Build! 11,000+ Lot Zoned R-5. Great opportunity on the Westside of Oahu to redevelop existing home and rebuild the second single family home. Second dwelling was removed due to fire. Property is listed less than land value! Potential to CPR this level lot. Plans to build new second home at 1,294 sf with 2beds/2baths + den and renovate existing home to 3beds/2bath. Currently has 2 cesspools but plans for septic tank has been approved. Renovate one to live in and rent the other or make it into your family compound! Great location in Waianae near the schools and Pokai Bay. Plans and Permits are available upon request. Shown by appt only. **Sale Conditions:** Lien Release **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
85-267 Mcarthur Street	**$599,000**	4 & 1/0	1,404 | $427	11,252 | $53	0	0%	0	222

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-267 Mcarthur Street	$270 | $0 | $0	$842,900	$81,600	$924,500	65%	1936 & 1941

85-267 Mcarthur Street - MLS#: 202326717 - Original price was $799,000 - NEW PRICE with Approved Permits to Renovate Existing Structure and New Build! 11,000+ Lot Zoned R-5. Great opportunity on the Westside of Oahu to redevelop existing home and rebuild the second single family home. Second dwelling was removed due to fire. Property is listed less than land value! Potential to CPR this level lot. Plans to build new second home at 1,294 sf with 2beds/2baths + den and renovate existing home to 3beds/2bath. Currently has 2 cesspools but plans for septic tank has been approved. Renovate one to live in and rent the other or make it into your family compound! Great location in Waianae near the schools and Pokai Bay. Plans and Permits are available upon request. Shown by appt only. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Needs Major Repair **Parking:** 3 Car+, Carport, Street **Total Parking:** 4 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Lien Release **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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