## 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.	DOM
85-267 Mcarthur Street	\$599,000	4 & 1/0	1,404   \$427	11,252   \$53	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