

85-075 Waianae Valley Road Unit B, Waianae 96792 ** \$1,145,000 * Originally \$1,150,000

| | | |
|---|---|---------------------------------|
| Beds: 5 | MLS#: 202408101, FS | Year Built: 2020 |
| Bath: 3/1 | Status: Active | Remodeled: |
| Living Sq. Ft.: 2,408 | List Date & DOM: 05-14-2024 & 60 | Total Parking: 4 |
| Land Sq. Ft.: 5,000 | Condition: Average | Assessed Value |
| Lanai Sq. Ft.: 70 | Frontage: Other | Building: \$525,800 |
| Sq. Ft. Other: 0 | Tax/Year: \$282/2024 | Land: \$440,000 |
| Total Sq. Ft. 2,478 | Neighborhood: Waianae | Total: \$965,800 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: Two / Yes |
| Parking: 3 Car+, Boat, Driveway, Garage, Street | Frontage: Other | |
| Zoning : 05 - R-5 Residential District | View: Mountain, Ocean, Sunset | |

Public Remarks: HUGE \$25,000 CREDIT offered towards 2/1 rate buydown, property upgrades, closing costs... buyer's choice! Just across from Pokai Bay lies this custom newer construction home w/luxe finishes perfect for multigenerational living or investors looking for a great rental/cashflow opportunity. Can be used for single family or multiple (1 bed/1.5 bath lower + 4 bed/2 bath upper) with 2 separate entrances, 2 primary bedrooms & 2 kitchens (1 is legal wet bar). Comes fully-furnished with tenants on six-month leases, ending soon if not renewed. Current monthly income up to \$8,000. You or your tenants will enjoy the sweet, soothing breeze blowing in from the nearby ocean while you take in the gorgeous views of Pokai Bay, a spectacular beach park known for dolphin encounters, epic surfing, great fishing, world-class swimming & snorkeling, dreamy sunsets, lifeguard tower, and so much more! Discover plenty of local adventures, shops & eateries, or take a 20 minute oceanfront drive to resorts, golfing, malls, dining and everything else the 2nd city of Kapolei has to offer! Schedule a showing today and be sure to check out the 3D Walkthrough (Matterport) link. **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 |
|--|--------------------|----------|---------------|---------------|-------|------|----|-----|
| 85-075 Waianae Valley Road B | \$1,145,000 | 5 & 3/1 | 2,408 \$475 | 5,000 \$229 | 70 | 0% | 0 | 60 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| 85-075 Waianae Valley Road B | \$282 \$0 \$0 | \$440,000 | \$525,800 | \$965,800 | 119% | 2020 & NA |

[85-075 Waianae Valley Road B](#) - MLS#: [202408101](#) - Original price was \$1,150,000 - HUGE \$25,000 CREDIT offered towards 2/1 rate buydown, property upgrades, closing costs... buyer's choice! Just across from Pokai Bay lies this custom newer construction home w/luxe finishes perfect for multigenerational living or investors looking for a great rental/cashflow opportunity. Can be used for single family or multiple (1 bed/1.5 bath lower + 4 bed/2 bath upper) with 2 separate entrances, 2 primary bedrooms & 2 kitchens (1 is legal wet bar). Comes fully-furnished with tenants on six-month leases, ending soon if not renewed. Current monthly income up to \$8,000. You or your tenants will enjoy the sweet, soothing breeze blowing in from the nearby ocean while you take in the gorgeous views of Pokai Bay, a spectacular beach park known for dolphin encounters, epic surfing, great fishing, world-class swimming & snorkeling, dreamy sunsets, lifeguard tower, and so much more! Discover plenty of local adventures, shops & eateries, or take a 20 minute oceanfront drive to resorts, golfing, malls, dining and everything else the 2nd city of Kapolei has to offer! Schedule a showing today and be sure to check out the 3D Walkthrough (Matterport) link. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Average **Parking:** 3 Car+, Boat, Driveway, Garage, Street **Total Parking:** 4 **View:** Mountain, Ocean, Sunset **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