92-604 Mehani Street, Kapolei 96707 * * \$750,000

Beds: 3 MLS#: 202411604, FS Year Built: 1967

Status: **Active Under Contract** Bath: 1/1 Remodeled:

List Date & DOM: **05-20-2024** & **21** Living Sq. Ft.: 1,056 Total Parking: 2

Condition: Needs Major Repair Land Sq. Ft.: 6,417 **Assessed Value**

Lanai Sq. Ft.: 72 Building: \$104,600 Frontage: Sq. Ft. Other: 453 Tax/Year: \$183/2023 Land: \$722,800 Total Sq. Ft. **1,581** Neighborhood: Makakilo-lower Total: \$827,400 Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool Stories / CPR: One / No

Parking: 2 Car, Driveway, Garage, Street Frontage:

View: Coastline, Diamond Head, Ocean, Sunrise Zoning: 05 - R-5 Residential District

Public Remarks: Contractor Special with a million dollar view! There is so much potential for this fixer-upper located on a large corner lot overlooking Diamond Head and Honolulu. This property offers breathtaking panoramic ocean views that stretch the entire width of the property. Work with what is currently there or tear down and build new. Split AC in primary bedroom. This home has a pre-paid lease with Sunrun for 35 solar panels on Net Metering, with an average electric bill monthly of under \$30. Gorgeous and very old mango tree gives tons of fruit in season and is approximately 40-50 years old. Property is difficult to see due to lack of stairs and liability, please view the virtual dollhouse to 'walk' the property. This property to be sold in as-is/where-is condition, no credits or repairs will be made. Close to shopping, restaurants, shops, golfing and movie theaters. Easy access to H-1 and just a guick drive to Ko Olina and the lagoons. If you've been looking for a diamond in the rough, you've found it! Sale Conditions: None Schools: Makakilo, Honouliuli, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land	Avg.	Lanai	Occ.	FL	DOM
92-604 Mehani Street	\$750,000	3 & 1/1	1,056 \$710	6,417	\$117	72	0%	0	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-604 Mehani Street	\$183 \$0 \$0	\$722,800	\$104,600	\$827,400	91%	1967 & NA

92-604 Mehani Street - MLS#: 202411604 - Contractor Special with a million dollar view! There is so much potential for this fixer-upper located on a large corner lot overlooking Diamond Head and Honolulu. This property offers breathtaking panoramic ocean views that stretch the entire width of the property. Work with what is currently there or tear down and build new. Split AC in primary bedroom. This home has a pre-paid lease with Sunrun for 35 solar panels on Net Metering, with an average electric bill monthly of under \$30. Gorgeous and very old mango tree gives tons of fruit in season and is approximately 40-50 years old. Property is difficult to see due to lack of stairs and liability, please view the virtual dollhouse to 'walk' the property. This property to be sold in as-is/where-is condition, no credits or repairs will be made. Close to shopping, restaurants, shops, golfing and movie theaters. Easy access to H-1 and just a guick drive to Ko Olina and the lagoons. If you've been looking for a diamond in the rough, you've found it! Region: Makakilo Neighborhood: Makakilolower Condition: Needs Major Repair Parking: 2 Car, Driveway, Garage, Street Total Parking: 2 View: Coastline, Diamond Head, Ocean, Sunrise Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Makakilo, Honouliuli, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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