84-755 Hanalei Street Unit B, Waianae 96792 * * $665,000

Beds:	**4**	MLS#:	**202412440, FS**	Year Built:	**1972**
Bath:	**2/1**	Status:	**Pending**	Remodeled:	**2024**
Living Sq. Ft.:	**1,776**	List Date & DOM:	**06-05-2024** & **20**	Total Parking:	**4**
Land Sq. Ft.:	**9,200**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$167,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$155/2023**	Land:	**$562,700**
Total Sq. Ft.	**1,776**	Neighborhood:	**Makaha**	Total:	**$730,100**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / Yes**
Parking:	**2 Car, Carport, Driveway**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: Amazing opportunity to assume a VA loan at 3.25% with an approximate balance of $570,000 ($2,933.47 monthly payment) for VA approved buyers only. Move-in-ready single story home with a flexible floorplan featuring 4 bedrooms and 2 1/2 bathrooms. 2 car carport plus a large driveway for additional cars or possibly boat parking. Extra-large eat-in kitchen. Newly installed 30 panel PV system plus 2 battery backup to help keep your monthly electrical bills to a minimum (buyer to take over loan). 4 split A/C units installed to keep you cool during the hot summer months. Home is part of a 2 home CPR which is sub metered for water/sewer service and divided accordingly with the front home. Some photos have been virtually enhanced. **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
84-755 Hanalei Street B	$665,000	4 & 2/1	1,776 | $374	9,200 | $72	0	0%	0	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
84-755 Hanalei Street B	$155 | $0 | $0	$562,700	$167,400	$730,100	91%	1972 & 2024

84-755 Hanalei Street B - MLS#: 202412440 - Amazing opportunity to assume a VA loan at 3.25% with an approximate balance of $570,000 ($2,933.47 monthly payment) for VA approved buyers only. Move-in-ready single story home with a flexible floorplan featuring 4 bedrooms and 2 1/2 bathrooms. 2 car carport plus a large driveway for additional cars or possibly boat parking. Extra-large eat-in kitchen. Newly installed 30 panel PV system plus 2 battery backup to help keep your monthly electrical bills to a minimum (buyer to take over loan). 4 split A/C units installed to keep you cool during the hot summer months. Home is part of a 2 home CPR which is sub metered for water/sewer service and divided accordingly with the front home. Some photos have been virtually enhanced. **Region:** Leeward **Neighborhood:** Makaha **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 4 **View:** None **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