

85-1020 Mill Street, Waianae 96792 * \$650,000

Beds: 4	MLS#: 202412464, FS	Year Built: 1949
Bath: 2/0	Status: Pending	Remodeled: 2022
Living Sq. Ft.: 1,176	List Date & DOM: 06-03-2024 &	Total Parking: 2
Land Sq. Ft.: 14,250	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$11,400
Sq. Ft. Other: 0	Tax/Year: \$236/2023	Land: \$796,300
Total Sq. Ft. 1,176	Neighborhood: Waianae	Total: \$807,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 3 Car+, Driveway	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Garden, Mountain	

Public Remarks: Incredible opportunity for your home to include a huge yard or build 2nd home for family, rental, etc (architectureplans for 2nd home avail upon request)! Just blocks from Pokai Bay Beach Park, recently renovated 4 br 2 bahome plus vacant 2nd lot. Featuring an open floor plan and two expansive covered lanais, this home has amplexpace for you to spread out and get comfortable, in and outside. 2022 remodel includes kitchen with newappliances, new bathrooms, new fixtures, new vinyl flooring, and new sliding windows. In close proximity towwhite sandy Makaha beaches, famous Makua Cave, supermarkets, shopping centers, banks, restaurants, andmore. CPR Developer's Public Report issued Nov2023. Existing waste system is cesspool, with public sewer connection in progress and to be completed by CPRdeveloper. \$100/year/lot maintenance fee (\$200 total for two lots) to maintain approximately 700 SF of commondriveway. No association fee. Sqft and # rooms may differ from tax records. Buyer to perform their own due diligence. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
85-1020 Mill Street	\$650,000	4 & 2/0	1,176 \$553	14,250 \$46	0

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-1020 Mill Street	\$236 \$0 \$0	\$796,300	\$11,400	\$807,700	80%	1949 & 2022

[85-1020 Mill Street](#) - MLS#: [202412464](#) - Incredible opportunity for your home to include a huge yard or build 2nd home for family, rental, etc (architectureplans for 2nd home avail upon request)! Just blocks from Pokai Bay Beach Park, recently renovated 4 br 2 bahome plus vacant 2nd lot. Featuring an open floor plan and two expansive covered lanais, this home has amplexpace for you to spread out and get comfortable, in and outside. 2022 remodel includes kitchen with newappliances, new bathrooms, new fixtures, new vinyl flooring, and new sliding windows. In close proximity towwhite sandy Makaha beaches, famous Makua Cave, supermarkets, shopping centers, banks, restaurants, andmore. CPR Developer's Public Report issued Nov2023. Existing waste system is cesspool, with public sewer connection in progress and to be completed by CPRdeveloper. \$100/year/lot maintenance fee (\$200 total for two lots) to maintain approximately 700 SF of commondriveway. No association fee. Sqft and # rooms may differ from tax records. Buyer to perform their own due diligence. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Excellent **Parking:** 3 Car+, Driveway **Total Parking:** 2 **View:** Garden, Mountain **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