

Spruce Ridge Villas 941095 Anania Circle Unit 8, Mililani 96789 * Spruce Ridge Villas *

\$419,000 * Originally \$430,000

Beds: 3	MLS#: 1001974, FS	Year Built: 1973
Bath: 2/0	Status: Cancelled	Remodeled: 2007
Living Sq. Ft.: 1,369	List Date & DOM: 02-12-2010 & 140	Total Parking: 2
Land Sq. Ft.: 415,867	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 200	Frontage:	Building: \$347,800
Sq. Ft. Other: 0	Tax/Year: \$119/2009	Land: \$71,200
Total Sq. Ft. 1,569	Neighborhood: Mililani Area	Total: \$419,000
Maint./Assoc. \$396 / \$32	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Garage, Guest, Open - 1	Frontage:	
Zoning :	View: City, Garden	

Public Remarks: Wonderful End Unit close to pool, remodeled 2007 with new kitchen,tile flooring, new bathroom vanities,one car garage, and one open parking stall. Front lanai and back lanai. Motivated Owner not a short sale. Please use Old Republic - Quentin Chun and 'AS IS' addendum. Pictures to follow shortly. **Sale Conditions:** **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
941095 Anania Circle 8	\$419,000	3 & 2/0	1,369 \$306	415,867 \$1	200	0%	2	140

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
941095 Anania Circle 8	\$119 \$396 \$32	\$71,200	\$347,800	\$419,000	100%	1973 & 2007

[941095 Anania Circle 8](#) - MLS#: [1001974](#) - Original price was \$430,000 - Wonderful End Unit close to pool, remodeled 2007 with new kitchen,tile flooring, new bathroom vanities,one car garage, and one open parking stall. Front lanai and back lanai. Motivated Owner not a short sale. Please use Old Republic - Quentin Chun and 'AS IS' addendum. Pictures to follow shortly. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Excellent **Parking:** Assigned, Garage, Guest, Open - 1 **Total Parking:** 2 **View:** City, Garden **Frontage:** **Pool:** **Zoning:** **Sale Conditions:** **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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