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 flooing, 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 flooing, 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