

**Gardens At Launani Vly 1 95-652 Wikao Street Unit F203, Mililani 96789 Gardens At Launani Vly 1**

|                              |                                 |                                                        |
|------------------------------|---------------------------------|--------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">202224525</a> | Parcel#: <a href="#">1-9-5-002-023-0079</a>            |
| List Price: \$480,000        | Original Price: \$480,000       | Price Change: \$0                                      |
| Beds: 2   Baths: 1/0         | Year Built: 1993                | Remodeled:                                             |
| Region: Central              | Neighborhood: Launani Valley    | Building: Gardens At Launani Vly 1                     |
| Living Sq Ft: 724            | Other Sq Ft: 0                  | Total Sq Ft: 782                                       |
| Land Sq Ft: 0                | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 58                                        |
| Total Parking: 1             | Date Listed: 11-18-2022         | Days on Market: 12                                     |
| View: Garden                 | Frontage: Conservation          | Type: Condo/Townhouse                                  |
| Assessed Building: \$208,300 | Assessed Land: \$181,000        | Assessed Value: \$389,300                              |
| Taxes: \$114   Year: 2022    | Maintenance Fee: \$363          | Association Fee: \$71                                  |
| Flood Zone: Zone D           | Stories: Two                    | CPR: No                                                |
| Condition: Above Average     | Parking: Assigned, Guest        | <a href="#">Zoning</a> : 05 - R-5 Residential District |
| Close Price: \$470,000       | Close Date: 12-30-2022          | Financing: Conventional   Concessions:                 |
| Elementary:                  | Middle School:                  | High School:                                           |

**Public Remarks:** Second floor unit with lanai overlooking conservation land. Superbly located within the complex near the pool, open area and parking. This area is wonderful for military, 1st time home buyer or investor. Association fees include use of park, walking trails, basketball courts, tennis courts, BBQ all located in the tropical oasis of Launani Valley. Close to golf course and easy access to H-2 freeway. Pet friendly. Convenient guest parking. Bathroom is newly renovated, brand new window AC. Don't wait or you'll miss this opportunity to live in tranquil Launani Valley. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Blinds, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Security System, Washer **Amenities:** BBQ, Community Association Pool, Patio/Deck, Playground, Recreation Area, Resident Manager, Walking/Jogging Path **Utilities:** **Construction:** Above Ground, Double Wall, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Laminate, W/W Carpet **Security Features:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Associa **Management Company Phone:** 836-0911

