

**Northbrook-Melemanu 95-2031 Waikalani Place Unit D306, Mililani 96789 Northbrook-Melemanu**

Status: Sold	MLS#: <a href="#">202414872</a>	Parcel#: <a href="#">1-9-5-012-030-0090</a>
List Price: \$335,000	Original Price: \$345,000	Price Change: \$-10,000
Beds: 2   Baths: 1/0	Year Built: 1973	Remodeled:
Region: Central	Neighborhood: Waipio Acres/waikalani Woodlands	Building: Northbrook-melemanu
Living Sq Ft: 799	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 799
Land Sq Ft: 170,145	Land Tenure: FS - Fee Simple	Lanai Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b> 0
Total Parking: 2	Date Listed: 06-23-2024	Days on Market: 115
View: None	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$287,500	Assessed Land: \$126,700	Assessed Value: \$414,200
Taxes: \$119   Year: 2024	Maintenance Fee: \$782	Association Fee: \$0
Flood Zone: Zone D	Stories: 4-7	CPR: No
Condition: Fair	Parking: Assigned, Covered - 2, Guest, Tandem	<a href="#">Zoning:</a> 11 - A-1 Low Density Apartment
Close Price: \$310,000	Close Date: 04-08-2025	Financing: Other   Concessions: 9500
Elementary:	Middle School:	High School:

**Public Remarks:** Priced for the savvy investor! Seller wants to buy bigger home and is motivated to sell. Priced well below all other units in this building with a lot of equity to start! Two bedroom, 1 bath with TWO covered parking close by. Unit is in fair condition and needs some updating and needs some repairs but it is an incredible buy. The existing tenant is excellent has been there for 18 years. Just signed a lease expiring in May of 2025. Two day notice required for all showings **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Pool on Property, Recreation Area, Resident Manager, Security Guard, Trash Chute, Walking/Jogging Path **Utilities:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in [/home/oahure/public\\_html/PDF\\_Summary.php](#) on line **206**  
**Construction:** Concrete **Lot Features:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in [/home/oahure/public\\_html/PDF\\_Summary.php](#) on line **216**  
**Floor:** Ceramic Tile, Vinyl **Disclosures:** Pets Allowed (Verify) **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, Vinyl **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Associa **Management Company Phone:** 808-836-0911



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