Valleyview Melemanu 95-2055 Waikalani Place Unit B207, Mililani 96789 Valleyview Melemanu

Status: Cancelled	MLS#: **202513268**	Parcel#: **1-9-5-012-029-0043**
List Price: $428,000	Original Price: $428,000	Price Change: $0
Beds: 2 | Baths: 1/0	Year Built: 1973	Remodeled:
Region: Central	Neighborhood: Waipio Acres/waikalani Woodlands	Building: Valleyview Melemanu
Living Sq Ft: 799	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128** 0	Total Sq Ft: 896
Land Sq Ft: 175,024	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 97
Total Parking: 1	Date Listed: 06-25-2025	Days on Market: 49
View: None	Frontage: **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 **143**	Type: Condo/Townhouse
Assessed Building: $269,700	Assessed Land: $128,000	Assessed Value: $397,700
Taxes: $116 | Year: 2024	Maintenence Fee: $693	Association Fee: $59
Flood Zone: Zone D	Stories: One	CPR: No
Condition: Excellent, Above Average	Parking: Assigned, Covered - 1	Zoning: 11 - A-1 Low Density Apartment
Elementary:	Middle School:	High School:

Public Remarks: ** VA Assumption available at 5.5% interest rate and low gap** Experience the best of Mililani living in this 2-bedroom, 1-bathroom corner-unit condo, ideally situated in Valleyview Melemanu. Located on the 2nd floor, this unit offers a rare advantage: direct, level access from your dedicated parking stall, making daily life incredibly easy. Step inside to find a host of thoughtful upgrades, including freshly painted kitchen cabinets, integrated smart lighting systems that can be used with Alexa or Google, a smart lock with code on the front door that also works with Alexa or Google, a 6-stage reverse osmosis water filter that connects to the refrigerator, and sleek new fixtures that elevate the entire home. This prime, centrally located property provides exceptional accessibility to O'ahu's key destinations, from numerous military bases to the breathtaking North Shore beaches and the bustling heart of Honolulu. Enjoy the perks of community living with access to a refreshing pool and convenient BBQ areas. This is an exceptional opportunity for low-maintenance island living! **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Cable TV, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Community Association Pool, Recreation Area, Resident Manager **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **208**
Construction: Concrete, Other **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **218**
Floor: Laminate **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete,Other **Roof: Flooring:** Laminate **SecurityFeatures:** Security Patrol **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Touchstone **Management Company Phone:** 808-566-4100



