

Northbrook-Melemanu 95-2035 Waikalani Place Unit B306, Mililani 96789 Northbrook-Melemanu

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| Status: Sold | MLS#: 202516719 | Parcel#: 1-9-5-012-030-0036 |
| List Price: \$415,000 | Original Price: \$449,000 | Price Change: \$-34,000 |
| 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: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0 | Total Sq Ft: 896 |
| Land Sq Ft: 170,145 | Land Tenure: FS - Fee Simple | Lanai 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 132 0 |
| Total Parking: 2 | Date Listed: 07-30-2025 | Days on Market: 147 |
| View: Garden | Frontage: Preservation | Type: Condo/Townhouse |
| Assessed Building: \$234,700 | Assessed Land: \$141,900 | Assessed Value: \$376,600 |
| Taxes: \$66 Year: 2025 | Maintenance Fee: \$1,018 | Association Fee: \$0 |
| Flood Zone: Zone D | Stories: 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 156 | CPR: No |
| Condition: Excellent | Parking: Assigned, Covered - 1, Open - 1 | Zoning: 11 - A-1 Low Density Apartment |
| Close Price: \$375,000 | Close Date: 04-08-2026 | Financing: Other Concessions: |
| Elementary: | Middle School: | High School: |

Public Remarks: Tucked away in the peaceful community of Northbrook Melemanu Woodlands, this beautifully upgraded 2-bedroom, 1-bathroom home in Waipio Acres is the perfect blend of comfort and convenience. Renovated in 2024, the unit features luxury vinyl plank flooring, sleek stainless steel kitchen appliances, and a full-size in-unit washer and dryer. Enjoy serene, garden views from your living room or unwind on your private, covered lanai—ideal for soaking in the warm Oahu sun. Both bedrooms offer generous closet space, and the thoughtfully updated bathroom includes extended counter space, making daily routines easy for shared living. Just minutes from Mililani Golf Club, Mililani Shopping Center, Melemanu Neighborhood Park, and Wheeler Army Airfield—this hidden gem is a must-see! **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: AC Split, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Community Association Pool, Recreation Room, Resident Manager, Security Guard **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: Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None
Architectural Style: Low-Rise 6 or Less Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Vinyl **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale
Management Company: Associa Hawaii **Management Company Phone:** 808-836-0911



