

**Ridge At Launani Valley 95510 Wikao Street Unit F/104, Mililani 96789 Ridge At Launani Valley**

|                              |                                    |                                             |
|------------------------------|------------------------------------|---------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">2716142</a>      | Parcel#: <a href="#">1-9-5-002-006-0072</a> |
| List Price: \$265,000        | Original Price: \$276,000          | Price Change: \$-11,000                     |
| Beds: 2   Baths: 1/0         | Year Built: 1992                   | Remodeled:                                  |
| Region: Central              | Neighborhood: Launani Valley       | Building: Ridge At Launani Valley           |
| Living Sq Ft: 703            | Other Sq Ft: 0                     | Total Sq Ft: 780                            |
| Land Sq Ft: 453,285          | Land Tenure: FS - Fee Simple       | Lanai Sq Ft: 77                             |
| Total Parking: 2             | Date Listed: 08-31-2007            | Days on Market: 63                          |
| View: Mountain               | Frontage:                          | Type: Condo/Townhouse                       |
| Assessed Building: \$270,700 | Assessed Land: \$37,700            | Assessed Value: \$308,400                   |
| Taxes: \$40   Year: 2007     | Maintenance Fee: \$262             | Association Fee: \$0                        |
| Flood Zone: Zone D           | Stories:                           | CPR: No                                     |
| Condition: Excellent         | Parking: Assigned, Guest, Open - 2 | <a href="#">Zoning:</a>                     |
| Close Price: \$267,000       | Close Date: 12-03-2007             | Financing: VA   Concessions: 4000           |
| Elementary: Kipapa           | Middle School: Wheeler             | High School: Leilehua                       |

**Public Remarks:** NEW LOW PRICE. Great value. Appraised at \$280,000. Immaculate 2/1 unit in the Ridge @ Launani Valley. Peaceful parklike setting w/easy Hwy access. New paint and carpet, family and pet friendly complex w/playground, pool and jogging trails, shared tennis/basketball courts w/Gardens. Quiet building, cool breezes, mountain views. **Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Pool on Property, Recreation Area, Tennis Court, Walking/Jogging Path, Whirlpool **Utilities:** **Construction:** Double Wall **Lot Features:** **Floor:** Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Pet on Property, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall **Roof:** **Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Hawaiiana **Management Company Phone:** 593-9100



