

Terraces At Launani Valley 95932 WIKAO Street Unit B304, Mililani 96789 Terraces At Launani Valley

Status: Sold	MLS#: 1206854	Parcel#: 1-9-5-002-030-0024
List Price: \$349,000	Original Price: \$349,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 2001	Remodeled:
Region: Central	Neighborhood: Launani Valley	Building: Terraces At Launani Valley
Living Sq Ft: 1,275	Other Sq Ft: 0	Total Sq Ft: 1,392
Land Sq Ft: 389,383	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 117
Total Parking: 2	Date Listed: 06-19-2012	Days on Market: 17
View: Mountain	Frontage:	Type: Condo/Townhouse
Assessed Building: \$323,300	Assessed Land: \$35,500	Assessed Value: \$358,800
Taxes: \$114 Year: 2011	Maintenance Fee: \$430	Association Fee: \$30
Flood Zone: Zone D	Stories:	CPR: No
Condition: Above Average, Excellent	Parking: Assigned, Covered - 1, Guest, Open - 1	Zoning:
Close Price: \$353,100	Close Date: 02-01-2013	Financing: VA Concessions: 10470
Elementary: Wheeler	Middle School: Wheeler	High School: Leilehua

Public Remarks: Great value and easy to see this corner-end unit with view of beautiful Launani Valley. Unit features French doors, vaulted ceiling, lge open kitchen w/eat in nook. Large master bedroom with door leading to the lanai. This complex has amenities such as: pool, whirlpool, walking, jogging trail and tennis and basketball court. Short Sale w/only one lender BOA. FIRST OPN SUN 6/24 2-5 PM **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Meeting Room, Patio/Deck, Pool on Property, Storage, Tennis Court, Walking/Jogging Path **Utilities:** **Construction:** Double Wall, Wood Frame **Lot Features:** **Floor:** Vinyl, W/W Carpet **Disclosures:** Call Listor, Pets Allowed (Verify) **Land Recorded:** Land Court **Furnished:** **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse **Construction Materials:** Double Wall, Wood Frame **Roof:** **Flooring:** Vinyl, W/W Carpet **Security Features:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** HAWAIIANA Management Company **Phone:** (808) 836-0911