

**Ridgecrest-Melemanu 95-2044 Waikalani Place Unit C102, Mililani 96789 Ridgecrest-Melemanu**

|                              |                                                |                                                         |
|------------------------------|------------------------------------------------|---------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">201623847</a>                | Parcel#: <a href="#">1-9-5-012-028-0042</a>             |
| List Price: \$251,900        | Original Price: \$264,900                      | Price Change: \$-13,000                                 |
| Beds: 3   Baths: 2/0         | Year Built: 1973                               | Remodeled:                                              |
| Region: Central              | Neighborhood: Waipio Acres-waikalani Woodlands | Building: Ridgecrest-melemanu                           |
| Living Sq Ft: 1,030          | Other Sq Ft: 0                                 | Total Sq Ft: 1,127                                      |
| Land Sq Ft: 249,076          | Land Tenure: FS - Fee Simple                   | Lanai Sq Ft: 97                                         |
| Total Parking: 2             | Date Listed: 09-22-2016                        | Days on Market: 90                                      |
| View: None                   | Frontage:                                      | Type: Condo/Townhouse                                   |
| Assessed Building: \$179,000 | Assessed Land: \$47,800                        | Assessed Value: \$226,800                               |
| Taxes: \$66   Year: 2016     | Maintenance Fee: \$601                         | Association Fee: \$0                                    |
| Flood Zone: Zone D           | Stories: Three+                                | CPR: No                                                 |
| Condition: Average           | Parking: Covered - 2                           | <a href="#">Zoning</a> : 11 - A-1 Low Density Apartment |
| Close Price: \$208,000       | Close Date: 12-30-2016                         | Financing: Cash   Concessions:                          |
| Elementary: Kipapa           | Middle School: Mililani                        | High School: Mililani                                   |

**Public Remarks:** Ridgecrest-Melemanu in Waipio acres. This 3 bedroom and 2 bath home is located on the ground floor with 2 covered parking. There are many upgrades including ceiling fans in all the bedrooms with mirror sliding closet doors. Master bedroom has its own full bathroom with walk in closet. Newer kitchen cabinets and a washer dryer for your convenience. **Sale Conditions:** Lender Sale \*  
[Photos](#), [History](#)

**Inclusions:** Blinds, Ceiling Fan, Dryer, Range Hood, Range/Oven, Refrigerator, Washer **Amenities:** Patio/Deck, Pool on Property **Utilities:** Construction: Brick **Lot Features:** Floor: Laminate, Vinyl  
**Disclosures:** See Remarks **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Brick **Roof:** Flooring: Laminate, Vinyl  
**Security Features:** Easements: Set Backs: **Special Listing Conditions:** Lender Sale **Management Company:** Cadmus Properties **Management Company Phone:** 808-531-6847



