Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D706, Mililani 96789 Cathedral Pt-Melemanu

Status: Sold	MLS#: 202302088	Parcel#: 1-9-5-012-017-0102
List Price: $355,000	Original Price: $375,000	Price Change: $-20,000
Beds: 1 | Baths: 1/0	Year Built: 1973	Remodeled: 2018
Region: Central	Neighborhood: Waipio Acres-waikalani Woodlands	Building: Cathedral Pt-melemanu
Living Sq Ft: 607	Other Sq Ft: 0	Total Sq Ft: 704
Land Sq Ft: 182,124	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 97
Total Parking: 1	Date Listed: 02-11-2023	Days on Market: 75
View: Mountain	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $171,600	Assessed Land: $72,700	Assessed Value: $244,300
Taxes: $71 | Year: 2022	Maintenence Fee: $608	Association Fee: $0
Flood Zone: Zone D	Stories: One, 15-20	CPR: No
Condition: Excellent	Parking: Assigned, Guest, Street	Zoning: 11 - A-1 Low Density Apartment
Close Price: $360,000	Close Date: 06-29-2023	Financing: VA | Concessions: 15000
Elementary: Kipapa	Middle School: Mililani	High School: Mililani

Public Remarks: Updated photos 4/10/23. Seller offering $10k credits to help buy down interest rate, pay down some maintenance fees or lower price. Electrical panel is also in process of being moved. High floor unit boasts cool breezes and nice view of neighboring valley and nursery farm next door. Renovated in 2019, the cherry color laminate plank flooring and cabinets coordinate nicely. The renovated bathroom makes this unit ready to move and and ready for your personal touches. Refrigerator, washer/dryer, water heater and stove also put in 2019. Nice island countertop to use for dining area, leaves a large living room for many possibilities. Close to Mililani Shopping centers, freeway and highway access, centrally located, 20 minutes to airport and 20 minutes towards North Shore beaches (if no traffic), pet friendly! Parking space is on lower level, need to walk up to top level then up another flight to lobby of building to elevator. Selling "As Is." Contact agent for more information and showings! open House this Sunday 4/16/23 from 2-5pm. **Sale Conditions:** None * Photos, History

Inclusions: Ceiling Fan, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** Other, Patio/Deck, Resident Manager, Security Guard, Trash Chute, Walking/Jogging Path **Utilities: Construction:** Above Ground, Concrete, Steel Frame **Lot Features: Floor:** Ceramic Tile, Laminate **Disclosures:** 1031 Exchange, Call Listor, Non Resident Owner, Property Disclosure Stmt, See Remarks **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Above Ground,Concrete,Steel Frame **Roof: Flooring:** Ceramic Tile,Laminate **SecurityFeatures:** Key,Security Patrol **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Associa **Management Company Phone:** 808-836-0911



