

Spruce Ridge Villas 94-1041 Anania Circle Unit 45, Mililani 96789 * Spruce Ridge Villas *

\$615,000 * Originally \$650,000

Beds: 2	MLS#: 202409337, FS	Year Built: 1973
Bath: 1/1	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,127	List Date & DOM: 05-05-2024 & 4	Total Parking: 2
Land Sq. Ft.: 415,867	Condition: Average	Assessed Value
Lanai Sq. Ft.: 200	Frontage:	Building: \$258,300
Sq. Ft. Other: 0	Tax/Year: \$94/2024	Land: \$291,200
Total Sq. Ft. 1,327	Neighborhood: Mililani Area	Total: \$389,500
Maint./Assoc. \$476 / \$50	Flood Zone : Zone D - Tool	Stories / CPR: Split Level / No
Parking: Garage, Open - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden	

Public Remarks: Spruce Ridge Villas 2 bedroom, 1 1/2 bath townhome with a one car garage plus parking in front. Kept in the same family for over 3 decades, it's ready for the next owner to remodel. This is a wonderful place for families, featuring great amenities including a swimming pool, dog park, tennis court and walking path. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1041 Anania Circle 45	\$615,000	2 & 1/1	1,127 \$546	415,867 \$1	200	71%	1	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1041 Anania Circle 45	\$94 \$476 \$50	\$291,200	\$258,300	\$389,500	158%	1973 & NA

[94-1041 Anania Circle 45](#) - MLS#: [202409337](#) - Original price was \$650,000 - Spruce Ridge Villas 2 bedroom, 1 1/2 bath townhome with a one car garage plus parking in front. Kept in the same family for over 3 decades, it's ready for the next owner to remodel. This is a wonderful place for families, featuring great amenities including a swimming pool, dog park, tennis court and walking path. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Average **Parking:** Garage, Open - 1 **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number