

Spruce Ridge Villas 94-1090 Anania Circle Unit 98, Mililani 96789 * Spruce Ridge Villas *

\$625,000

Beds: **2**

MLS#: **202410503, FS**

Year Built: **1973**

Bath: **1/1**

Status: **Active Under Contract**

Remodeled: **2020**

Living Sq. Ft.: **1,127**

List Date & DOM: **05-03-2024 & 7**

Total Parking: **2**

Land Sq. Ft.: **415,867**

Condition: **Above Average**

[Assessed Value](#)

Lanai Sq. Ft.: **200**

Frontage:

Building: **\$258,300**

Sq. Ft. Other: **0**

Tax/Year: **\$160/2024**

Land: **\$291,200**

Total Sq. Ft. **1,327**

Neighborhood: **Mililani Area**

Total: **\$549,500**

Maint./Assoc. **\$476 / \$50**

[Flood Zone](#): **Zone D - Tool**

Stories / CPR: **Two / No**

Parking: **Assigned, Garage, Guest, Open - 1, Street**

Frontage:

[Zoning](#): **11 - A-1 Low Density Apartment**

View: **Garden, Mountain, Sunrise, Sunset**

Public Remarks: THIS IS THE ONE!! Step into paradise with this RECENTLY RENOVATED townhome in Oahu's premier MASTER-PLANNED COMMUNITY in MILILANI. Boasting an open floorplan and a host of UPGRADES FROM TOP TO BOTTOM, this home offers the perfect blend of modern luxury and island charm. It's FLAWLESS!! This home is well-maintained and the attention to detail shows under the bright LED lighting throughout the home. Enter through the private front entryway, REAR COURTYARD, or ATTACHED GARAGE into a space that exudes comfort and style. Upgrades were completed in every room to include LVP flooring with sound barrier, appliances, corian countertops, fresh paint and more. Roam freely on your own driveway or venture off to the playground or pool area. Plus, with ACCESS TO ALL 7 RECREATION CENTERS in Mililani, the entertainment options are endless. Benefit from easy access to military bases, shopping centers, as well as elite schools, the YMCA, public library, and more. Enjoy all these amenities and conveniences without breaking the bank, with maintenance fees under \$480 per month. This townhome won't stay on the market for long. Schedule a viewing today before it's too late!

Sale Conditions: None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1090 Anania Circle 98	\$625,000	2 & 1/1	1,127 \$555	415,867 \$2	200	71%	1	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1090 Anania Circle 98	\$160 \$476 \$50	\$291,200	\$258,300	\$549,500	114%	1973 & 2020

[94-1090 Anania Circle 98](#) - MLS#: [202410503](#) - THIS IS THE ONE!! Step into paradise with this RECENTLY RENOVATED townhome in Oahu's premier MASTER-PLANNED COMMUNITY in MILILANI. Boasting an open floorplan and a host of UPGRADES FROM TOP TO BOTTOM, this home offers the perfect blend of modern luxury and island charm. It's FLAWLESS!! This home is well-maintained and the attention to detail shows under the bright LED lighting throughout the home. Enter through the private front entryway, REAR COURTYARD, or ATTACHED GARAGE into a space that exudes comfort and style. Upgrades were completed in every room to include LVP flooring with sound barrier, appliances, corian countertops, fresh paint and more. Roam freely on your own driveway or venture off to the playground or pool area. Plus, with ACCESS TO ALL 7 RECREATION CENTERS in Mililani, the entertainment options are endless. Benefit from easy access to military bases, shopping centers, as well as elite schools, the YMCA, public library, and more. Enjoy all these amenities and conveniences without breaking the bank, with maintenance fees under \$480 per month. This townhome won't stay on the market for long. Schedule a viewing today before it's too late! **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Assigned, Garage, Guest, Open - 1, Street **Total Parking:** 2 **View:** Garden, Mountain, Sunrise, Sunset **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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