

**Northbrook-Melemanu 95-2035 Waikalani Place Unit B306, Mililani 96789 Northbrook-Melemanu**

Status: Sold	MLS#: <a href="#">202423838</a>	Parcel#: <a href="#">1-9-5-012-030-0036</a>
List Price: \$449,000	Original Price: \$460,000	Price Change: \$-11,000
Beds: 2   Baths: 1/0	Year Built: 1973	Remodeled: 2024
Region: Central	Neighborhood: Waipio Acres/waikalani Woodlands	Building: Northbrook-melemanu
Living Sq Ft: 799	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 896
Land Sq Ft: 170,145	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 97
Total Parking: 2	Date Listed: 10-14-2024	Days on Market: 17
View: Garden	Frontage: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>	Type: Condo/Townhouse
Assessed Building: \$261,500	Assessed Land: \$126,700	Assessed Value: \$388,200
Taxes: \$67   Year: 2024	Maintenance Fee: \$782	Association Fee: \$0
Flood Zone: Zone D	Stories: 15-20, 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Guest, Open - 1	<a href="#">Zoning:</a> 11 - A-1 Low Density Apartment
Close Price: \$451,000	Close Date: 12-06-2024	Financing: VA   Concessions:
Elementary:	Middle School:	High School:

**Public Remarks:** Nestled in the heart of Waipio Acres, your new home awaits in the tranquil hideaway, Northbrook Melemanu Woodlands! This 2 bedroom, 1 bathroom was carefully upgraded in 2024 and features luxury vinyl plank flooring, stainless steel kitchen appliances, and a full-size, in-unit washer and dryer! Relax on your sofa with unobstructed views of the nearby garden, or take your 'Me Time' outside to your covered lanai, basking in the warm Oahu sunshine. Both bedrooms feature ample storage space, and the extra counter space in the bathroom is perfect for making cohabitating a breeze. Located just a few minutes away from Mililani Golf Club, Mililani Shopping Center, Melemanu Neighborhood Park, and Wheeler Army Airfield, this is truly a hidden gem! Must see to fully appreciate all this unit has to offer.

**Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Condo Association Pool, Resident Manager, Security Guard, Walking/Jogging Path **Utilities:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 206  
**Construction:** Concrete **Lot Features:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 216  
**Floor:** Vinyl **Disclosures:** Licensed Owner, Property Disclosure Stmt, See Remarks **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Vinyl **SecurityFeatures:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Associa Hawaii **Management Company Phone:** 808-836-0911