

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

Status: Sold	MLS#: <a href="#">202516719</a>	Parcel#: <a href="#">1-9-5-012-030-0036</a>
List Price: \$415,000	Original Price: \$449,000	Price Change: \$-34,000
Beds: 2   Baths: 1/0	Year Built: 1973	Remodeled:
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: <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>132</b> 0
Total Parking: 2	Date Listed: 07-30-2025	Days on Market: 147
View: Garden	Frontage: Preservation	Type: Condo/Townhouse
Assessed Building: \$234,700	Assessed Land: \$141,900	Assessed Value: \$376,600
Taxes: \$66   Year: 2025	Maintenance Fee: \$1,018	Association Fee: \$0
Flood Zone: Zone D	Stories: <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>156</b>	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Open - 1	<a href="#">Zoning:</a> 11 - A-1 Low Density Apartment
Close Price: \$375,000	Close Date: 04-08-2026	Financing: Other   Concessions:
Elementary:	Middle School:	High School:

**Public Remarks:** Tucked away in the peaceful community of Northbrook Melemanu Woodlands, this beautifully upgraded 2-bedroom, 1-bathroom home in Waipio Acres is the perfect blend of comfort and convenience. Renovated in 2024, the unit features luxury vinyl plank flooring, sleek stainless steel kitchen appliances, and a full-size in-unit washer and dryer. Enjoy serene, garden views from your living room or unwind on your private, covered lanai—ideal for soaking in the warm Oahu sun. Both bedrooms offer generous closet space, and the thoughtfully updated bathroom includes extended counter space, making daily routines easy for shared living. Just minutes from Mililani Golf Club, Mililani Shopping Center, Melemanu Neighborhood Park, and Wheeler Army Airfield—this hidden gem is a must-see! **Sale Conditions:** Short Sale \* [Photos](#), [History](#)

**Inclusions:** AC Split, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Community Association Pool, Recreation Room, Resident Manager, Security Guard **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:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None

**Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete **Roof:** **Flooring:**

Vinyl **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale

**Management Company:** Associa Hawaii **Management Company Phone:** 808-836-0911