

Valleyview Melemanu 95-2057 Waikalani Place Unit C105, Mililani 96789 Valleyview Melemanu

Status: Sold	MLS#: 202600667	Parcel#: 1-9-5-012-029-0062
List Price: \$300,000	Original Price: \$380,000	Price Change: \$-80,000
Beds: 2 Baths: 1/0	Year Built: 1973	Remodeled: 2016
Region: Central	Neighborhood: Waipio Acres/waikalani Woodlands	Building: Valleyview Melemanu
Living Sq Ft: 799	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 896
Land Sq Ft: 175,024	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 1	Date Listed: 02-02-2026	Days on Market: 122
View: None	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$291,800	Assessed Land: \$128,000	Assessed Value: \$419,800
Taxes: \$87 Year: 2025	Maintenance Fee: \$831	Association Fee: \$0
Flood Zone: Zone D	Stories: 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 156	CPR: No
Condition: Average	Parking: Open - 1	Zoning : 11 - A-1 Low Density Apartment
Close Price: \$295,000	Close Date: 07-10-2026	Financing: Cash Concessions:
Elementary: Kipapa	Middle School: Mililani	High School: Mililani

Public Remarks: Huge Price Adjustment!! Lowest in the building! Welcome home to this first-floor 2-bedroom, 1-bath unit. Tucked away at the back of the property, this home offers added privacy and a cooler interior. The parking stall is conveniently located near the lanai door for everyday use. The upgraded kitchen showcases shaker-style cabinets with soft-close drawers, granite countertops, pendant lighting, and newer appliances. Refrigerator, dishwasher, and full-size washer/dryer were all purchased in 2025. Vinyl plank flooring and 18" ceramic tile run throughout the unit. Enjoy two private lanais, perfect for relaxing or entertaining. Pet-friendly HOA allows up to two pets with no known size limit. Located close to shopping, dining, bus lines, and Schofield and Wheeler bases. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Ceiling Fan, Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Community Association Pool, 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, Slab **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: Ceramic Tile, Laminate **Disclosures:** None **Land Recorded:** Land Court **Furnished:** Unknown
Architectural Style: Townhouse **Construction Materials:** Concrete, Slab **Roof:** **Flooring:** Ceramic Tile, Laminate **Security Features:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** None
Management Company: Touchstone Properties **Management Company Phone:** (808) 566-4100

