## Valleyview Melemanu 95-2055 Waikalani Place Unit B207, Mililani 96789 Valleyview Melemanu

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| Status: Active | MLS#: **202612249** | Parcel#: **1-9-5-012-029-0043** |
| List Price: $320,000 | Original Price: $380,000 | Price Change: $-60,000 |
| Beds: 2 \| Baths: 1/0 | Year Built: 1973 | Remodeled: |
| Region: Central | Neighborhood: Waipio Acres/waikalani Woodlands | Building: Valleyview Melemanu |
| Living Sq Ft: 799 | Other Sq Ft:<br>**Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128**<br>0 | Total Sq Ft: 896 |
| Land Sq Ft: 175,024 | Land Tenure: FS - Fee Simple | Lanai Sq Ft: 97 |
| Total Parking: 1 | Date Listed: 07-01-2026 | Days on Market: 131 |
| View: Garden, Mountain | Frontage: Other | Type: Condo/Townhouse |
| Assessed Building: $234,500 | Assessed Land: $128,000 | Assessed Value: $362,500 |
| Taxes: $90 \| Year: 2026 | Maintenence Fee: $833 | Association Fee: $0 |
| Flood Zone: Zone D | Stories:<br>**Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array\|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **158** | CPR: No |
| Condition: Above Average | Parking: Assigned, Covered - 1 | Zoning: 11 - A-1 Low Density Apartment |
| Elementary: | Middle School: | High School: |

**Public Remarks:** Mountain views, garden breezes, and a layout that just works. This 2-bedroom, 1-bath condo in Valleyview Melemanu sits on the second floor with a private lanai and the kind of quiet that's hard to come by. The kitchen comes fully stocked with appliances, and in-unit washer and dryer means no shared laundry runs. Conveniently located in Mililani with easy access to shopping, dining, and H-2. Come see what's possible at this price point. THIS IS A SHORT SALE. **Sale Conditions:** Short Sale * Photos, History

**Inclusions:** AC Window Unit, Cable TV, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Community Association Pool, Patio/Deck, Resident Manager **Utilities:**
**Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **208**
**Construction:** Concrete **Lot Features:**
**Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **218**
**Floor:** Laminate **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete **Roof: Flooring:** Laminate **SecurityFeatures:** Key **Easements: Set Backs: Special Listing Conditions:** Short Sale **Management Company:** Touchstone Properties **Management Company Phone:** 808-566-4100