

Woodlawn Terr-Melema 95-009 Waikalani Drive Unit A209, Mililani 96789 Woodlawn Terr-Melema

Status: Active	MLS#: 202614626	Parcel#: 1-9-5-012-018-0019
List Price: \$249,000	Original Price: \$249,000	Price Change: \$0
Beds: 1 Baths: 1/0	Year Built: 1972	Remodeled:
Region: Central	Neighborhood: Waipio Acres/waikalani Woodlands	Building: Woodlawn Terr-melema
Living Sq Ft: 607	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: 607
Land Sq Ft: 87,861	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: 08-13-2026	Days on Market: 7
View: Garden, Mountain	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$192,900	Assessed Land: \$163,300	Assessed Value: \$356,200
Taxes: \$76 Year: 2026	Maintenance Fee: \$760	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Excellent, Above Average	Parking: Assigned, Open - 1	Zoning : 11 - A-1 Low Density Apartment
Elementary: Kipapa	Middle School:	High School:

Public Remarks: Looking for a move-in ready one-bedroom in Mililani under \$250,000? This Woodlawn Terrace home in Central Oahu has been renovated from the floor up: quartz counters with full-slab backsplash, soft-white shaker cabinetry, stainless appliances, full-size washer and dryer inside the unit, renovated bath, newer flooring throughout, ceiling fans, and a covered lanai looking out over the park and ball field across the street. The living area is unusually generous for a one-bedroom, and the pricing is the real story - roughly half the current Oahu condo median. This is a short sale, so a serious buyer has genuine room to write a price and terms that work for them. The lender has been responsive, with approval currently estimated around 60 days. Minutes to Mililani Town Center, Schofield Barracks, Wheeler Army Airfield, H-2 freeway access, shopping, dining, and parks. Well suited as a first home, a military PCS purchase, or a low-maintenance primary residence. Easy to see. Call your Realtor and bring your offer. **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: Blinds, Ceiling Fan, Dryer, Microwave Hood, Microwave, Other, Range Hood, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** BBQ, 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 **206**

Construction: Above Ground, 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:** Lender Approval Required, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Concrete **Roof:** **Flooring:** Vinyl **Security Features:** Gated Community, Key **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** Dynamic Inc.

Management Company Phone: 808-735-6400