

Ridge At Launani Valley 95510 Wikao Street Unit F/104, Mililani 96789 Ridge At Launani Valley

Status: Sold	MLS#: 2716142	Parcel#: 1-9-5-002-006-0072
List Price: \$265,000	Original Price: \$276,000	Price Change: \$-11,000
Beds: 2 Baths: 1/0	Year Built: 1992	Remodeled:
Region: Central	Neighborhood: Launani Valley	Building: Ridge At Launani Valley
Living Sq Ft: 703	Other Sq Ft: 0	Total Sq Ft: 780
Land Sq Ft: 453,285	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 77
Total Parking: 2	Date Listed: 08-31-2007	Days on Market: 63
View: Mountain	Frontage:	Type: Condo/Townhouse
Assessed Building: \$270,700	Assessed Land: \$37,700	Assessed Value: \$308,400
Taxes: \$40 Year: 2007	Maintenance Fee: \$262	Association Fee: \$0
Flood Zone: Zone D	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Guest, Open - 2	Zoning:
Close Price: \$267,000	Close Date: 12-03-2007	Financing: VA Concessions: 4000
Elementary: Kipapa	Middle School: Wheeler	High School: Leilehua

Public Remarks: NEW LOW PRICE. Great value. Appraised at \$280,000. Immaculate 2/1 unit in the Ridge @ Launani Valley. Peaceful parklike setting w/easy Hwy access. New paint and carpet, family and pet friendly complex w/playground, pool and jogging trails, shared tennis/basketball courts w/Gardens. Quiet building, cool breezes, mountain views. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Pool on Property, Recreation Area, Tennis Court, Walking/Jogging Path, Whirlpool **Utilities:** **Construction:** Double Wall **Lot Features:** **Floor:** Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Pet on Property, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall **Roof:** **Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Hawaiiana **Management Company Phone:** 593-9100



