## SPRUCE RIDGE VILLAS 94-1030 ANANIA Circle Unit 79, Mililani 96789 * SPRUCE RIDGE VILLAS * $440,000

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|---|---|---|
| Sold Price: $460,000 | Sold Date: 04-13-2018 | Sold Ratio: 105% |
| Beds: **2** | MLS#: **201804746, FS** | Year Built: **1973** |
| Bath: **1/1** | Status: **Sold** | Remodeled: **2018** |
| Living Sq. Ft.: **1,127** | List Date & DOM: **02-23-2018** & **6** | Total Parking: **2** |
| Land Sq. Ft.: **415,867** | Condition: **Above Average** | Assessed Value |
| Lanai Sq. Ft.: **200** | Frontage: | Building: **$210,000** |
| Sq. Ft. Other: **0** | Tax/Year: **$97/2017** | Land: **$221,300** |
| Total Sq. Ft. **1,327** | Neighborhood: **Mililani Area** | Total: **$431,000** |
| Maint./Assoc. **$427 / $39** | Flood Zone: **Zone D - Tool** | Stories / CPR: **Two / No** |
| Parking: **Garage, Guest, Street** | Frontage: | |
| Zoning: **11 - A-1 Low Density Apartment** | View: **Garden** | |

**Public Remarks:** Rarely available Spruce Ridge Villas complex. The complex has a newer roof, painted and refinished community pool - all with no assessments fees. The unit has been nicely renovated including: beadboard ceilings (hiding the popcorn), painted cabinets, new faucet, arabesque glossy tile backsplash, wooden stairs, granite countertops and much more! The master bedroom has a balcony overlooking the pool area. BROKER's OPEN WED 10-12:00 Come on BUY! **Sale Conditions:** None **Schools:** Mililani Waena, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 94-1030 ANANIA Circle 79 | $440,000 | 2 & 1/1 | 1,127 \| $390 | 415,867 \| $1 | 200 | 71% | 2 | 6 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 94-1030 ANANIA Circle 79 | $97 \| $427 \| $39 | $221,300 | $210,000 | $431,000 | 102% | 1973 & 2018 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 94-1030 ANANIA Circle 79 | $460,000 | 04-13-2018 | 105% | 105% | VA |

94-1030 ANANIA Circle 79 - MLS#: 201804746 - Rarely available Spruce Ridge Villas complex. The complex has a newer roof, painted and refinished community pool - all with no assessments fees. The unit has been nicely renovated including: beadboard ceilings (hiding the popcorn), painted cabinets, new faucet, arabesque glossy tile backsplash, wooden stairs, granite countertops and much more! The master bedroom has a balcony overlooking the pool area. BROKER's OPEN WED 10-12:00 Come on BUY! **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Garage, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Mililani Waena, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number