

Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D601, Mililani 96789 * Cathedral Pt-Melemanu * \$174,000

Sold Price: \$172,000	Sold Date: 02-07-2019	Sold Ratio: 99%
Beds: 1	MLS#: 201830154, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 607	List Date & DOM: 11-27-2018 & 20	Total Parking: 1
Land Sq. Ft.: 0	Condition: Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage:	Building: \$124,200
Sq. Ft. Other: 0	Tax/Year: \$54/2018	Land: \$60,100
Total Sq. Ft. 704	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$184,300
Maint./Assoc. \$458 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Mountain	

Public Remarks: Excellent for a first time home buyer. Fantastic Investor Opportunity= Seller wanted to renovate, but the unit was "rarely" unoccupied. Spacious 600+ sq ft of living with a peaceful view from the lanai. Development is minutes away from Mililani Town Center, Costco, H-2 Freeway, Wahiawa, Schofield & Wheeler. Neighborhood park is across the street and there is a nearby Bus line. **Sale Conditions:** None **Schools:** [Kipapa](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95-061 Waikalani Drive D601	\$174,000	1 & 1/0	607 \$287	0 \$inf	97	38%	6	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-061 Waikalani Drive D601	\$54 \$458 \$0	\$60,100	\$124,200	\$184,300	94%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-061 Waikalani Drive D601	\$172,000	02-07-2019	99%	99%	VA

[95-061 Waikalani Drive D601](#) - MLS#: [201830154](#) - Excellent for a first time home buyer. Fantastic Investor Opportunity= Seller wanted to renovate, but the unit was "rarely" unoccupied. Spacious 600+ sq ft of living with a peaceful view from the lanai. Development is minutes away from Mililani Town Center, Costco, H-2 Freeway, Wahiawa, Schofield & Wheeler. Neighborhood park is across the street and there is a nearby Bus line. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Mountain **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kipapa](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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