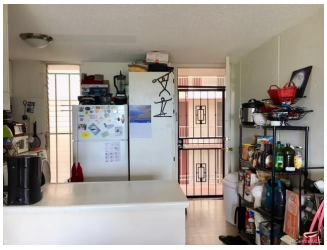
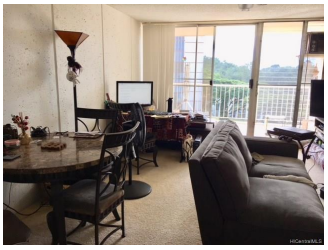
Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D601, Mililani 96789 * Cathedral Pt-Melemanu * $174,000

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