

Valleyview Melemanu 95-2047 Waikalani Place Unit D103, Mililani 96789 * Valleyview**Melemanu * \$210,000**

Sold Price: \$215,000 Sold Date: 03-20-2019 Sold Ratio: 102%
 Beds: **1** MLS#: **201901166, FS** Year Built: **1973**
 Bath: **1/0** Status: **Sold** Remodeled: **2016**
 Living Sq. Ft.: **607** List Date & DOM: **01-15-2019 & 12** Total Parking: **1**
 Land Sq. Ft.: **175,024** Condition: **Above Average, Average** [Assessed Value](#)
 Lanai Sq. Ft.: **97** Frontage: **Other** Building: **\$104,300**
 Sq. Ft. Other: **0** Tax/Year: **\$54/2019** Land: **\$81,900**
 Total Sq. Ft. **704** Neighborhood: **Waipio Acres-waikalani Woodlands** Total: **\$186,200**
 Maint./Assoc. **\$447 / \$0** [Flood Zone](#): **Zone D - Tool** Stories / CPR: **4-7 / No**
 Parking: **Assigned, Covered - 1, Guest, Street** Frontage: **Other**
[Zoning](#): **11 - A-1 Low Density Apartment** View: **Garden**

Public Remarks: Tastefully remodeled condo that features Kitchen and Bath solid Wood Cabinetry, quartz counter-tops, Wood-style/vinyl plank flooring throughout. This is a Ground Floor and corner unit. Seller really enjoyed the green courtyard and cross-breezes. Large lanai off bedroom fenced and extra living space in living room from extending sliding glass doors and windows out AOA approved. Tenant occupied until about mid-April. (rent current approx \$1550 plus taxes/mth) I will be available to show by appointment. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95-2047 Waikalani Place D103	\$210,000	1 & 1/0	607 \$346	175,024 \$1	97	57%	1	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2047 Waikalani Place D103	\$54 \$447 \$0	\$81,900	\$104,300	\$186,200	113%	1973 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2047 Waikalani Place D103	\$215,000	03-20-2019	102%	102%	VA

[95-2047 Waikalani Place D103](#) - MLS#: [201901166](#) - Tastefully remodeled condo that features Kitchen and Bath solid Wood Cabinetry, quartz counter-tops, Wood-style/vinyl plank flooring throughout. This is a Ground Floor and corner unit. Seller really enjoyed the green courtyard and cross-breezes. Large lanai off bedroom fenced and extra living space in living room from extending sliding glass doors and windows out AOA approved. Tenant occupied until about mid-April. (rent current approx \$1550 plus taxes/mth) I will be available to show by appointment. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average, Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Garden **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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