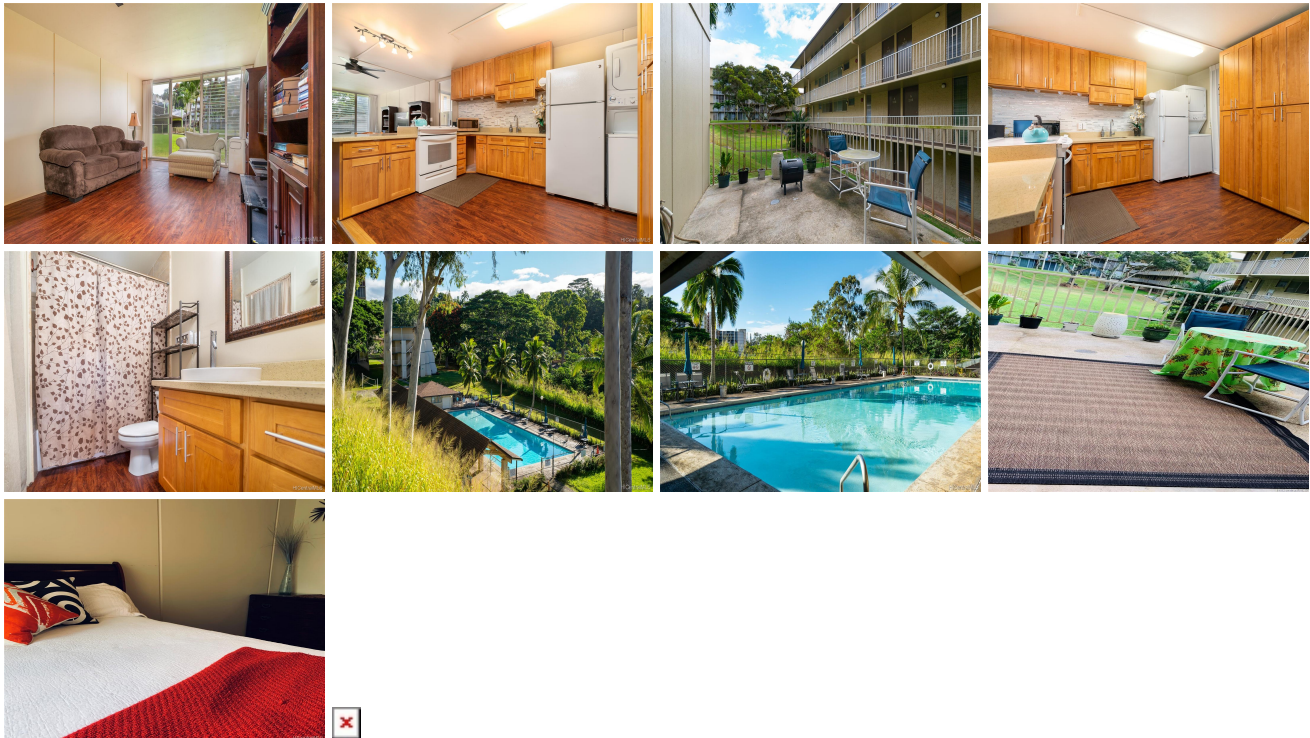


Valleyview Melemanu 95-2047 Waikalani Place Unit D103, Mililani 96789 * Valleyview

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