

## 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: <b>1</b>	MLS#: <b>201901166, FS</b>	Year Built: <b>1973</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2016</b>
Living Sq. Ft.: <b>607</b>	List Date & DOM: <b>01-15-2019 &amp; 12</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>175,024</b>	Condition: <b>Above Average, Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>97</b>	Frontage: <b>Other</b>	Building: <b>\$104,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$54/2019</b>	Land: <b>\$81,900</b>
Total Sq. Ft. <b>704</b>	Neighborhood: <b>Waipio Acres-waikalani Woodlands</b>	Total: <b>\$186,200</b>
Maint./Assoc. <b>\$447 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>4-7 / No</b>
Parking: <b>Assigned, Covered - 1, Guest, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>Garden</b>	

**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
<a href="#">95-2047 Waikalani Place D103</a>	<a href="#">\$210,000</a>	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
<a href="#">95-2047 Waikalani Place D103</a>	\$54   \$447   \$0	\$81,900	\$104,300	\$186,200	113%	1973 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">95-2047 Waikalani Place D103</a>	\$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