

Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G404, Mililani 96789 * Cathedral Pt-Melemanu * \$219,000

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|--|--|--------------------------------|
| Sold Price: \$230,000 | Sold Date: 06-24-2019 | Sold Ratio: 105% |
| Beds: 1 | MLS#: 201913556, FS | Year Built: 1973 |
| Bath: 1/0 | Status: Sold | Remodeled: 2019 |
| Living Sq. Ft.: 607 | List Date & DOM: 05-08-2019 & 12 | Total Parking: 1 |
| Land Sq. Ft.: 0 | Condition: Excellent | Assessed Value |
| Lanai Sq. Ft.: 97 | Frontage: Other | Building: \$103,300 |
| Sq. Ft. Other: 0 | Tax/Year: \$49/2019 | Land: \$74,600 |
| Total Sq. Ft. 704 | Waipio Acres- Neighborhood: waikalani Woodlands | Total: \$177,900 |
| Maint./Assoc. \$491 / \$0 | Flood Zone : Zone D - Tool | Stories / CPR: / No |
| Parking: Assigned, Open - 1 | Frontage: Other | |
| Zoning : 11 - A-1 Low Density Apartment | View: None, Garden | |

Public Remarks: This beautifully renovated 1/1/1 in Mililani reflects could arguably be the nicest home you'll find on the entire island below \$300,000! Renovated from top to bottom with new vinyl plank flooring, modern cabinets, counters, 1 piece backsplash, in-unit washer/dryer and a large covered lanai with obstructed park views in the lush Waipio Valley. Truly one of the best values on Oahu, let alone in the highly desirable Mililani region. Minutes from Schofield and premier access to 24hr Fitness, and all of the dining, shopping, and entertainment opportunities within Mililani Town Center. **Unit is virtually staged to provide vision! **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 |
|---|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| 95-045 Waikalani Drive G404 | \$219,000 | 1 & 1/0 | 607 \$361 | 0 \$inf | 97 | 43% | 4 | 12 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 95-045 Waikalani Drive G404 | \$49 \$491 \$0 | \$74,600 | \$103,300 | \$177,900 | 123% | 1973 & 2019 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|------------|
| 95-045 Waikalani Drive G404 | \$230,000 | 06-24-2019 | 105% | 105% | VA |

[95-045 Waikalani Drive G404](#) - MLS#: [201913556](#) - This beautifully renovated 1/1/1 in Mililani reflects could arguably be the nicest home you'll find on the entire island below \$300,000! Renovated from top to bottom with new vinyl plank flooring, modern cabinets, counters, 1 piece backsplash, in-unit washer/dryer and a large covered lanai with obstructed park views in the lush Waipio Valley. Truly one of the best values on Oahu, let alone in the highly desirable Mililani region. Minutes from Schofield and premier access to 24hr Fitness, and all of the dining, shopping, and entertainment opportunities within Mililani Town Center. **Unit is virtually staged to provide vision! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** None, Garden **Frontage:** Other **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