

Valleyview Melemanu 95-2047 Waikalani Place Unit D106, Mililani 96789 * Valleyview**Melemanu * \$295,000 * Originally \$315,000**

Sold Price: \$295,000	Sold Date: 09-13-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201918336, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 799	List Date & DOM: 06-29-2019 & 35	Total Parking: 1
Land Sq. Ft.: 175,024	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$144,100
Sq. Ft. Other: 0	Tax/Year: \$50/2019	Land: \$107,900
	Waipio Acres-	
Total Sq. Ft. 896	Neighborhood: waikalani Woodlands	Total: \$252,000
Maint./Assoc. \$583 / \$40	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: PRICED TO SELL with a motivated Seller! BEST PRICED 2bedroom, 1 bath with a nice open layout, renovated kitchen, remolded shower, and freshly painted. It's a ground floor end unit that's conveniently located at the entrance of Valleyview Melemanu. You have 2 spacious Lanai's to enjoy and for additional storage. Nice amenities including a pool with umbrella chairs/covered seating/ BBQ area, and tennis/volleyball court. Just minutes to Kipapa Elementary, grocery stores, shopping, restaurants, movies, gym, Schofield, and H-2. Perfect starter home or investment. Take advantage of the low rates and stop paying someone's mortgage. **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
95-2047 Waikalani Place D106	\$295,000	2 & 1/0	799 \$369	175,024 \$2	97	56%	1	35

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2047 Waikalani Place D106	\$50 \$583 \$40	\$107,900	\$144,100	\$252,000	117%	1973 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2047 Waikalani Place D106	\$295,000	09-13-2019	100%	94%	VA

[95-2047 Waikalani Place D106](#) - MLS#: **201918336** - Original price was \$315,000 - PRICED TO SELL with a motivated Seller! BEST PRICED 2bedroom, 1 bath with a nice open layout, renovated kitchen, remolded shower, and freshly painted. It's a ground floor end unit that's conveniently located at the entrance of Valleyview Melemanu. You have 2 spacious Lanai's to enjoy and for additional storage. Nice amenities including a pool with umbrella chairs/covered seating/ BBQ area, and tennis/volleyball court. Just minutes to Kipapa Elementary, grocery stores, shopping, restaurants, movies, gym, Schofield, and H-2. Perfect starter home or investment. Take advantage of the low rates and stop paying someone's mortgage.
Region: Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** None **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