

Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G401, Mililani 96789 * Cathedral Pt-Melemanu * \$175,000 * Originally \$0

Sold Price: \$170,000	Sold Date: 03-25-2020	Sold Ratio: 97%
Beds: 1	MLS#: 202000594, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 607	List Date & DOM: 01-08-2020 & 49	Total Parking: 1
Land Sq. Ft.: 0	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 97	Frontage:	Building: \$103,300
Sq. Ft. Other: 0	Tax/Year: \$52/2019	Land: \$74,800
Total Sq. Ft. 704	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$177,900
Maint./Assoc. \$491 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: / No
Parking: Assigned, Open - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: \$15,000 price reduction. Great 1 bdrm. end unit in Waipio Acres. Priced right to allow new owners to do updating. Rented for \$1250/month. **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
95-045 Waikalani Drive G401	\$175,000	1 & 1/0	607 \$288	0 \$inf	97	45%	4	49

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-045 Waikalani Drive G401	\$52 \$491 \$0	\$74,800	\$103,300	\$177,900	98%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-045 Waikalani Drive G401	\$170,000	03-25-2020	97%	0%	Conventional 750

[95-045 Waikalani Drive G401](#) - MLS#: [202000594](#) - Original price was \$0 - \$15,000 price reduction. Great 1 bdrm. end unit in Waipio Acres. Priced right to allow new owners to do updating. Rented for \$1250/month. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Average, Fair **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** None **Frontage:** **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