

Ridgecrest-Melemanu 95-2052 Waikalani Place Unit B302, Mililani 96789 * Ridgecrest-Melemanu * \$285,000 * Originally \$0

Sold Price: \$280,000	Sold Date: 04-15-2020	Sold Ratio: 98%
Beds: 2	MLS#: 202003115, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2020
Living Sq. Ft.: 799	List Date & DOM: 02-19-2020 & 11	Total Parking: 2
Land Sq. Ft.: 249,076	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage:	Building: \$90,900
Sq. Ft. Other: 0	Tax/Year: \$75/2019	Land: \$167,100
Total Sq. Ft. 896	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$258,000
Maint./Assoc. \$479 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Garage, Open - 1	Frontage:	

[Zoning](#): **11 - A-1 Low Density Apartment**

View: **Garden**

Public Remarks: Enjoy mountain views in this serene 2 bed 1 bath TWO assigned parking condo in Ridgecrest-Melemanu, centrally located near Schofield and Wheeler military bases, parks, shopping, restaurants, bus stop, Mililani Town, and H2. Nearby is the community park and pool. Schools located in Mililani's excellent school districts. Spacious 97 SF lanai and 799 SF interior. Pet friendly building. Freshly painted, updated fixtures, luxury vinyl plank flooring, along with low maintenance fee of \$479 makes this one the best values in the area. Concrete construction cuts down on noise and termites. Perfect for first time home buyer or investor. **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
95-2052 Waikalani Place B302	\$285,000	2 & 1/0	799 \$357	249,076 \$1	97	46%	3	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2052 Waikalani Place B302	\$75 \$479 \$0	\$167,100	\$90,900	\$258,000	110%	1973 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2052 Waikalani Place B302	\$280,000	04-15-2020	98%	0%	USDA Financing

[95-2052 Waikalani Place B302](#) - MLS#: [202003115](#) - Original price was \$0 - Enjoy mountain views in this serene 2 bed 1 bath TWO assigned parking condo in Ridgecrest-Melemanu, centrally located near Schofield and Wheeler military bases, parks, shopping, restaurants, bus stop, Mililani Town, and H2. Nearby is the community park and pool. Schools located in Mililani's excellent school districts. Spacious 97 SF lanai and 799 SF interior. Pet friendly building. Freshly painted, updated fixtures, luxury vinyl plank flooring, along with low maintenance fee of \$479 makes this one the best values in the area. Concrete construction cuts down on noise and termites. Perfect for first time home buyer or investor. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Open - 1 **Total Parking:** 2 **View:** Garden **Frontage:** **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