

**Lanikuhana Patio Homes 94-433 Lanikuhana Place Unit 1118, Mililani 96789 \* Lanikuhana**  
**Patio Homes \* \$400,000**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$426,000                                         | Sold Date: 06-23-2020                             | Sold Ratio: 107%               |
| Beds: <b>2</b>                                                | MLS#: <a href="#">202008319</a> , FS              | Year Built: <b>1976</b>        |
| Bath: <b>1/0</b>                                              | Status: <b>Sold</b>                               | Remodeled: <b>2020</b>         |
| Living Sq. Ft.: <b>785</b>                                    | List Date & DOM: <b>05-13-2020 &amp; 7</b>        | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>1,516</b>                                    | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>55</b>                                      | Frontage: <b>Other</b>                            | Building: <b>\$101,200</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$126/2020</b>                       | Land: <b>\$330,200</b>         |
| Total Sq. Ft. <b>840</b>                                      | Neighborhood: <b>Mililani Area</b>                | Total: <b>\$431,400</b>        |
| Maint./Assoc. <b>\$496 / \$39</b>                             | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>Assigned, Open - 2</b>                            | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** Newly remodeled 2bdrm/1 bath/2 parking unit with a loft which could serve as study, office or storage. Priced below Tax Assessed Value! Fenced in large covered patio with storage closet plus a separate patio outside the bedrooms. Patio may be enclosed with approvals/permits. Walking distance to elementary school and nearby community park. Pet friendly unit (verify). VA approved. Unit has been virtually staged. **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="#">94-433 Lanikuhana Place 1118</a> | <a href="#">\$400,000</a> | 2 & 1/0  | 785   \$510   | 1,516   \$264 | 55    | 66%  | 1  | 7   |

| Address                                      | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-433 Lanikuhana Place 1118</a> | \$126   \$496   \$39 | \$330,200     | \$101,200         | \$431,400      | 93%   | 1976 & 2020      |

| Address                                      | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|----------------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">94-433 Lanikuhana Place 1118</a> | \$426,000  | 06-23-2020 | 107%       | 107%           | Cash       |

[94-433 Lanikuhana Place 1118](#) - MLS#: [202008319](#) - Newly remodeled 2bdrm/1 bath/2 parking unit with a loft which could serve as study, office or storage. Priced below Tax Assessed Value! Fenced in large covered patio with storage closet plus a separate patio outside the bedrooms. Patio may be enclosed with approvals/permits. Walking distance to elementary school and nearby community park. Pet friendly unit (verify). VA approved. Unit has been virtually staged. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number