

Ridgecrest-Melemanu 95-2052 Waikalani Place Unit B104, Mililani 96789 * Ridgecrest-Melemanu * \$294,950

Sold Price: \$299,000	Sold Date: 08-28-2020	Sold Ratio: 101%
Beds: 2	MLS#: 202015110, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 799	List Date & DOM: 07-03-2020 & 3	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 - 2	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Beautiful 2 bed, 1 bath ground floor unit in the pet-friendly Ridgecrest Community with playground nearby. Fantastic opportunity for first time home buyer or investor. Plus, very low association fees, just \$479/month. Great crosswind breezes throughout and open grass area with lush greenery. Unit features new paint and washer/dryer, granite counters, real wood cabinets, ceramic floor, ceiling fans, outdoor storage shed in one of 2 lanais, and direct pathway access to swimming pool. Just minutes away from Schofield and Wheeler bases and freeway entrance. **Sale Conditions:** None **Schools:** , , *

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Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95-2052 Waikalani Place B104	\$294,950	2 & 1/0	799 \$369	249,076 \$1	97	46%	1	3

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2052 Waikalani Place B104	\$75 \$479 \$0	\$167,100	\$90,900	\$258,000	114%	1973 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2052 Waikalani Place B104	\$299,000	08-28-2020	101%	101%	USDA Financing

[95-2052 Waikalani Place B104](#) - MLS#: [202015110](#) - Beautiful 2 bed, 1 bath ground floor unit in the pet-friendly Ridgecrest Community with playground nearby. Fantastic opportunity for first time home buyer or investor. Plus, very low association fees, just \$479/month. Great crosswind breezes throughout and open grass area with lush greenery. Unit features new paint and washer/dryer, granite counters, real wood cabinets, ceramic floor, ceiling fans, outdoor storage shed in one of 2 lanais, and direct pathway access to swimming pool. Just minutes away from Schofield and Wheeler bases and freeway entrance. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **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