Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G302, Mililani 96789 * Cathedral Pt-Melemanu * $278,000 * Originally $290,000

Sold Price: $278,000	Sold Date: 10-29-2020	Sold Ratio: 100%
Beds: **2**	MLS#: **202017519, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **799**	List Date & DOM: **07-20-2020** & **43**	Total Parking: **1**
Land Sq. Ft.: **182,124**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **97**	Frontage:	Building: **$167,500**
Sq. Ft. Other: **0**	Tax/Year: **$73/2020**	Land: **$94,200**
Total Sq. Ft. **896**	Neighborhood: **Waipio Acres-waikalani Woodlands**	Total: **$261,700**
Maint./Assoc. **$621 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Garage, Guest**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **City**	

Public Remarks: NEW PRICE! Great starter or move up into a 2Br/1Ba/1Pkg condo offering views of the neighborhood park. An efficient floor plan with an open lanai, get creative and renovate or enjoy the livable condition with vinyl flooring and washer/dryer in unit. Cathedral Point is a VA approved condominium bldg, with access to Valley Recreational Center consisting of a large swimming pool, volleyball court, enjoy the outdoor playground and basketball court and short distances to Mililani Shopping Center, golf course, Wheeler and Schofield Barracks military bases, high ranked school district and many more essentials of Mililani neighborhood. **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
95-045 Waikalani Drive G302	**$278,000**	2 & 1/0	799 | $348	182,124 | $2	97	49%	3	43

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-045 Waikalani Drive G302	$73 | $621 | $0	$94,200	$167,500	$261,700	106%	1973 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-045 Waikalani Drive G302	$278,000	10-29-2020	100%	96%	VA 3000

95-045 Waikalani Drive G302 - MLS#: 202017519 - Original price was $290,000 - NEW PRICE! Great starter or move up into a 2Br/1Ba/1Pkg condo offering views of the neighborhood park. An efficient floor plan with an open lanai, get creative and renovate or enjoy the livable condition with vinyl flooring and washer/dryer in unit. Cathedral Point is a VA approved condominium bldg, with access to Valley Recreational Center consisting of a large swimming pool, volleyball court, enjoy the outdoor playground and basketball court and short distances to Mililani Shopping Center, golf course, Wheeler and Schofield Barracks military bases, high ranked school district and many more essentials of Mililani neighborhood. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest **Total Parking:** 1 **View:** City **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