

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