Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D904, Mililani 96789 * Cathedral Pt-Melemanu * $228,000 * Originally $215,000

Sold Price:	$225,000	Sold Date:	09-10-2020	Sold Ratio:	99%
Beds:	**1**	MLS#:	**202017871, FS**	Year Built:	**1973**
Bath:	**1/0**	Status:	**Sold**	Remodeled:	**2020**
Living Sq. Ft.:	**607**	List Date & DOM:	**07-22-2020** & **7**	Total Parking:	**1**
Land Sq. Ft.:	**182,124**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**97**	Frontage:		Building:	**$127,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$59/2019**	Land:	**$74,600**
Total Sq. Ft.	**704**	Neighborhood:	**Waipio Acres-waikalani Woodlands**	Total:	**$202,100**
Maint./Assoc.	**$491 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 1, Garage, Street**			Frontage:	
Zoning:	**11 - A-1 Low Density Apartment**			View:	**Mountain**

Public Remarks: a must see, corner unit just renovated brand new vinyl plank flooring, bathtub shower + wall, walk-in closet, new paint, floor to ceiling windows, large lanai. Washer/Dryer in the unit. New range/oven + hood will be installed (under-way). Easy access to H2 freeway, military bases, Mililani town, shopping, across from Community Park. 2 elevators. Seller may do 1031 Exchange with no additional cost to buyer. **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
95-061 Waikalani Drive D904	**$228,000**	1 & 1/0	607 | $376	182,124 | $1	97	49%	9	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-061 Waikalani Drive D904	$59 | $491 | $0	$74,600	$127,500	$202,100	113%	1973 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-061 Waikalani Drive D904	$225,000	09-10-2020	99%	105%	FHA

95-061 Waikalani Drive D904 - MLS#: 202017871 - Original price was $215,000 - a must see, corner unit just renovated brand new vinyl plank flooring, bathtub shower + wall, walk-in closet, new paint, floor to ceiling windows, large lanai. Washer/Dryer in the unit. New range/oven + hood will be installed (under-way). Easy access to H2 freeway, military bases, Mililani town, shopping, across from Community Park. 2 elevators. Seller may do 1031 Exchange with no additional cost to buyer. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Street **Total Parking:** 1 **View:** Mountain **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