

**Ridgecrest-Melemanu 95-2056 Waikalani Place Unit A302, Mililani 96789 \* Ridgecrest-Melemanu \* \$395,000**

|                                                                |                                                       |                                |
|----------------------------------------------------------------|-------------------------------------------------------|--------------------------------|
| Sold Price: \$415,000                                          | Sold Date: 01-14-2021                                 | Sold Ratio: 105%               |
| Beds: <b>3</b>                                                 | MLS#: <a href="#">202024701</a> , FS                  | Year Built: <b>1973</b>        |
| Bath: <b>2/0</b>                                               | Status: <b>Sold</b>                                   | Remodeled:                     |
| Living Sq. Ft.: <b>1,030</b>                                   | List Date & DOM: <b>09-24-2020 &amp; 6</b>            | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>249,067</b>                                   | Condition: <b>Above Average</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>97</b>                                       | Frontage:                                             | Building: <b>\$126,800</b>     |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$91/2019</b>                            | Land: <b>\$215,300</b>         |
| Total Sq. Ft. <b>1,127</b>                                     | Neighborhood: <b>Waipio Acres-waikalani Woodlands</b> | Total: <b>\$342,100</b>        |
| Maint./Assoc. <b>\$601 / \$0</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b>     | Stories / CPR: <b>One / No</b> |
| Parking: <b>Assigned, Open - 2</b>                             | Frontage:                                             |                                |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Mountain</b>                                 |                                |

**Public Remarks:** Perfect starter home or investment property in Ridgecrest-Melemanu! Spacious one level 3 bedroom, 2 bath unit with it's two assigned, open parking stalls nearby & on same level. Renovated in 2017/2018 with new carpet, ceramic tile floors, bathrooms sinks, vanity, toilets, kitchen counter backsplash, professional abatement of "Pop-corn" ceiling followed by plastering of walls and ceilings. Bathtubs re-glazed 9/2020. Pet friendly building. Close to Schofield Barracks and Wheeler Army Airfield, bus stops, shopping centers & parks. Sold "As Is." **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 |
|----------------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">95-2056 Waikalani Place A302</a> | <a href="#">\$395,000</a> | 3 & 2/0  | 1,030   \$383 | 249,067   \$2 | 97    | 63%  | 3  | 6   |

| Address                                      | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">95-2056 Waikalani Place A302</a> | \$91   \$601   \$0  | \$215,300     | \$126,800         | \$342,100      | 115%  | 1973 & NA        |

| Address                                      | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|----------------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">95-2056 Waikalani Place A302</a> | \$415,000  | 01-14-2021 | 105%       | 105%           | Conventional |

[95-2056 Waikalani Place A302](#) - MLS#: [202024701](#) - Perfect starter home or investment property in Ridgecrest-Melemanu! Spacious one level 3 bedroom, 2 bath unit with it's two assigned, open parking stalls nearby & on same level. Renovated in 2017/2018 with new carpet, ceramic tile floors, bathrooms sinks, vanity, toilets, kitchen counter backsplash, professional abatement of "Pop-corn" ceiling followed by plastering of walls and ceilings. Bathtubs re-glazed 9/2020. Pet friendly building. Close to Schofield Barracks and Wheeler Army Airfield, bus stops, shopping centers & parks. Sold "As Is." **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** Mountain **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