

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

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
95-2056 Waikalani Place A302	\$395,000	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
95-2056 Waikalani Place A302	\$91 \$601 \$0	\$215,300	\$126,800	\$342,100	115%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2056 Waikalani Place A302	\$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