

Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit 1105, Mililani 96789 * Cathedral Pt-Melemanu * \$299,000 * Originally \$315,000

Sold Price: \$305,000	Sold Date: 07-28-2021	Sold Ratio: 102%
Beds: 2	MLS#: 202115546, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 799	List Date & DOM: 06-14-2021 & 26	Total Parking: 1
Land Sq. Ft.: 182,124	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$195,100
Sq. Ft. Other: 0	Tax/Year: \$39/2020	Land: \$83,800
	Waipio Acres-	
Total Sq. Ft. 896	Neighborhood: waikalani Woodlands	Total: \$278,900
Maint./Assoc. \$623 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1, Guest, Street	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: Garden, Mountain, Sunset	

Public Remarks: Welcome Home to this beautiful top floor unit in Cathedral Point. Freshly painted with new appliances, water heater, and flooring. Close to 800 square feet in gracious living area plus a cool, covered lanai to enjoy your meals, beverages, or a good book. Minutes away from shopping, dining, movies, and bases. Pet friendly too. Taking offers as they come. Seller request Curtis Paleka at First American Title at the Aiea branch. Please include As-Is Addendum. **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
95-061 Waikalani Drive 1105	\$299,000	2 & 1/0	799 \$374	182,124 \$2	97	52%	11	26

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-061 Waikalani Drive 1105	\$39 \$623 \$0	\$83,800	\$195,100	\$278,900	107%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-061 Waikalani Drive 1105	\$305,000	07-28-2021	102%	97%	Cash

[95-061 Waikalani Drive 1105](#) - MLS#: **202115546** - Original price was \$315,000 - Welcome Home to this beautiful top floor unit in Cathedral Point. Freshly painted with new appliances, water heater, and flooring. Close to 800 square feet in gracious living area plus a cool, covered lanai to enjoy your meals, beverages, or a good book. Minutes away from shopping, dining, movies, and bases. Pet friendly too. Taking offers as they come. Seller request Curtis Paleka at First American Title at the Aiea branch. Please include As-Is Addendum. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands
Condition: Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Garden, Mountain, Sunset **Frontage:** Other **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