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**
Total Sq. Ft. **896**	Neighborhood: **Waipio Acres-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