

Valleyview Melemanu 95-2055 Waikalani Place Unit B205, Mililani 96789 * Valleyview

Melemanu * \$385,000

Sold Price: \$390,000	Sold Date: 10-14-2021	Sold Ratio: 101%
Beds: 2	MLS#: <u>202118879</u> , FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2021
Living Sq. Ft.: 799	List Date & DOM: 07-19-2021 & 34	Total Parking: 2
Land Sq. Ft.: 175,024	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$213,200
Sq. Ft. Other: 0	Tax/Year: \$79/2021	Land: \$96,000
Total Sq. Ft. 799	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$309,200
Maint./Assoc. \$659 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 1, Open - 1	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: Mountain	

Public Remarks: Move in Ready!!! Great for an owner occupant or an investor!!! Great Location, close to Schofield base, the North Shore and Costco. This beautiful newly remodeled 2 bedroom 1 bath unit with 2 assigned parking stalls (2nd stall not reflected on TMK), the unit has owned the 2 stalls for 5 years, per the HOA. Plumbing and Bathroom was completely redone in 2020. Bathroom fully remodeled, new Vinyl floors throughout the unit, full size washer and dryer. Maintenance includes Security Guards and Video Security, maintenance workers, and a resident manager on staff. Amenities include BBQ, Pool, Recreation area. Pet friendly. VA Approved Building. Monthly tax amount reflects 2020 tax assessment. **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
95-2055 Waikalani Place B205	\$385,000	2 & 1/0	799 \$482	175,024 \$2	0	66%	2	34

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2055 Waikalani Place B205	\$79 \$659 \$0	\$96,000	\$213,200	\$309,200	125%	1973 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2055 Waikalani Place B205	\$390,000	10-14-2021	101%	101%	VA

[95-2055 Waikalani Place B205](#) - MLS#: [202118879](#) - Move in Ready!!! Great for an owner occupant or an investor!!! Great Location, close to Schofield base, the North Shore and Costco. This beautiful newly remodeled 2 bedroom 1 bath unit with 2 assigned parking stalls (2nd stall not reflected on TMK), the unit has owned the 2 stalls for 5 years, per the HOA. Plumbing and Bathroom was completely redone in 2020. Bathroom fully remodeled, new Vinyl floors throughout the unit, full size washer and dryer. Maintenance includes Security Guards and Video Security, maintenance workers, and a resident manager on staff. Amenities include BBQ, Pool, Recreation area. Pet friendly. VA Approved Building. Monthly tax amount reflects 2020 tax assessment. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 1, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage:** Other **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