Ridgecrest-Melemanu 95-2048 Waikalani Place Unit D205, Mililani 96789 * Ridgecrest-

Melemanu * \$261,300

 Sold Price: \$275,000
 Sold Date: 02-07-2022
 Sold Ratio: 105%

 Beds: 2
 MLS#: 202125568, FS
 Year Built: 1973

 Bath: 1/0
 Status: Sold
 Remodeled:

 Living Sq. Ft.: 799
 List Date & DOM: 10-08-2021 & Total Parking: 1

 Land Sq. Ft.: 249,076
 Condition: Fair
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage: Other
 Building: \$132,000

 Sq. Ft. Other: 0
 Tax/Year: \$77/2020
 Land: \$148,700

Waipio Acres-

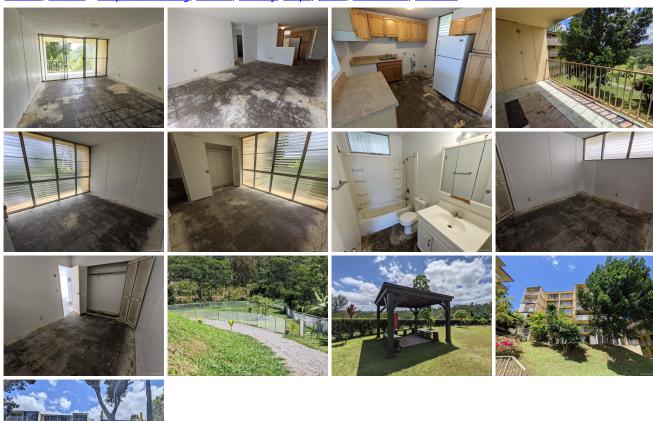
Total Sq. Ft. **799** Neighborhood: **waikalani** Total: **\$280,700**

Woodlands

Maint./Assoc. **\$479** / **\$0** Flood Zone: **Zone D - Tool** Stories / CPR: **One** / **No**

Parking: Assigned, Covered - 1, Guest Frontage: Other
Zoning: 11 - A-1 Low Density Apartment
View: Garden

Public Remarks: Bring your handyman and your imagination to the rarely available Ridgecrest - Melamanu Woodlands. This 2 bed/1 bath, 2nd floor unit features wood cabinets in the kitchen and a large covered lanai that looks out to the trees and other foliage that provide privacy, behind the building. Most of the demo work is already done and just waiting for you to put your own stamp on it. This Pet Friendly condo even has its own dog park and resident manager on site! Perfect for investors or first time homebuyers, you don't want to let this deal slip away. Property was built prior to 1978 and lead based paint potentially exists. This property may qualify for Seller Financing (Vendee). **Sale Conditions:** Lender Sale **Schools:** <u>Kipapa</u>, <u>Mililani</u>, <u>Mililani</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>





Address	Tax Maint. Ass.	Assessed	Assessed	Assessed	Ratio	Year &
		Land	Building	Total	Katio	Remodeled

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95-2048	<u> 3 Waikalani Place D205</u>	\$77 \$479 \$0	\$148,700	\$132,000	\$280,700	93%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2048 Waikalani Place D205	\$275,000	02-07-2022	105%	105%	Conventional

95-2048 Waikalani Place D205 - MLS#: 202125568 - Bring your handyman and your imagination to the rarely available Ridgecrest - Melamanu Woodlands. This 2 bed/1 bath, 2nd floor unit features wood cabinets in the kitchen and a large covered lanai that looks out to the trees and other foliage that provide privacy, behind the building. Most of the demo work is already done and just waiting for you to put your own stamp on it. This Pet Friendly condo even has its own dog park and resident manager on site! Perfect for investors or first time homebuyers, you don't want to let this deal slip away. Property was built prior to 1978 and lead based paint potentially exists. This property may qualify for Seller Financing (Vendee).

Region: Central Neighborhood: Waipio Acres-waikalani Woodlands Condition: Fair Parking: Assigned, Covered - 1, Guest Total Parking: 1 View: Garden Frontage: Other Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: Lender Sale Schools: Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number