

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#: <u>202125568</u> , 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
Total Sq. Ft. 799	Waipio Acres- Neighborhood: waikalani Woodlands	Total: \$280,700
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:** [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
95-2048 Waikalani Place D205	\$261,300	2 & 1/0	799 \$327	249,076 \$1	0	70%	2	0

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
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95-2048 Waikalani Place D205	\$77 \$479 \$0	\$148,700	\$132,000	\$280,700	93%	1973 & NA
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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