

Ridgecrest-Melemanu 95-2040 Waikalani Place Unit E504, Mililani 96789 * Ridgecrest-Melemanu * \$305,000

Sold Price: \$326,000	Sold Date: 01-19-2022	Sold Ratio: 107%
Beds: 1	MLS#: 202127148, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2010
Living Sq. Ft.: 704	List Date & DOM: 11-01-2021 & 10	Total Parking: 2
Land Sq. Ft.: 249,076	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$102,300
Sq. Ft. Other: 0	Tax/Year: \$60/2020	Land: \$112,900
Total Sq. Ft. 801	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$215,200
Maint./Assoc. \$379 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Guest, Open - 2, Tandem	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: Garden, Mountain	

Public Remarks: Rarely available 1/1/ with 2 tandem parking and super low maintenance fees! This remodeled unit offers touches such as upgraded cabinets (with above and under mount lighting), upgraded counters, appliances, faucets, ceiling fans, and laminate flooring throughout. The remodeled bathroom offers a large walk in shower and spacious closet. Situated on a higher floor, you can take in the cool breezes, courtyard, and mountain views from the spacious lanai. The community offers amenities such as a large pool with nearby playground, BBQ area, lot's of green space, perfect for kids or the family pet, a resident manager, and recreation area. Just when you think it can't get any better, you are just moments from the freeway, shopping, golf courses, gyms, military bases and more! Hurry, this one will go fast! **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
95-2040 Waikalani Place E504	\$305,000	1 & 1/0	704 \$433	249,076 \$1	97	66%	5	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2040 Waikalani Place E504	\$60 \$379 \$0	\$112,900	\$102,300	\$215,200	142%	1973 & 2010

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2040 Waikalani Place E504	\$326,000	01-19-2022	107%	107%	Conventional

[95-2040 Waikalani Place E504](#) - MLS#: [202127148](#) - Rarely available 1/1/ with 2 tandem parking and super low maintenance fees! This remodeled unit offers touches such as upgraded cabinets (with above and under mount lighting), upgraded counters, appliances, faucets, ceiling fans, and laminate flooring throughout. The remodeled bathroom offers a large walk in shower and spacious closet. Situated on a higher floor, you can take in the cool breezes, courtyard, and mountain views from the spacious lanai. The community offers amenities such as a large pool with nearby playground, BBQ area, lot's of green space, perfect for kids or the family pet, a resident manager, and recreation area. Just when you think it can't get any better, you are just moments from the freeway, shopping, golf courses, gyms, military bases and more! Hurry, this one will go fast!
Region: Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Assigned, Guest, Open - 2, Tandem **Total Parking:** 2 **View:** Garden, 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