

Valleyview Melemanu 95-2055 Waikalani Place Unit B404, Mililani 96789 * Valleyview**Melemanu * \$395,000**

Sold Price: \$405,000 Sold Date: 03-14-2022 Sold Ratio: 103%
 Beds: **2** MLS#: **202202551, FS** Year Built: **1973**
 Bath: **1/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **799** List Date & DOM: **02-07-2022 & 4** Total Parking: **2**
 Land Sq. Ft.: **175,024** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **97** Frontage: Building: **\$221,600**
 Sq. Ft. Other: **0** Tax/Year: **\$86/2021** Land: **\$105,100**
 Waipio Acres-
 Total Sq. Ft. **896** Neighborhood: **waikalani** Total: **\$326,700**
 Woodlands
 Maint./Assoc. **\$659 / \$0** [Flood Zone](#): **Zone D - Tool** Stories / CPR: / **No**
 Parking: **Covered - 1, Open - 1** Frontage:
 Zoning: 11 - A-1 Low Density Apartment View: **Mountain**

Public Remarks: Welcome home to this well maintained 2 bedroom 1 bath unit with 2 parking stalls in the very quiet and breezy Valleyview - Melemanu community. Washer and dryer in the unit. Large lanai opens up the view while providing natural bright light to the house. This community is conveniently located near Schofield Barracks and Wheeler Army Airfield Military Base, easy access to the freeway connecting both south and north of Oahu, easy commute to shopping center, 24 hour fitness and bus stations. There is a community swimming pool and playground area, enjoy quality family and friend's time with a weekend BBQ gathering. Subject to replacement property. **Sale Conditions:** Subject To Replacement Property **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 B404	\$395,000	2 & 1/0	799 \$494	175,024 \$2	97	43%	4	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2055 Waikalani Place B404	\$86 \$659 \$0	\$105,100	\$221,600	\$326,700	121%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2055 Waikalani Place B404	\$405,000	03-14-2022	103%	103%	VA

[95-2055 Waikalani Place B404](#) - MLS#: [202202551](#) - Welcome home to this well maintained 2 bedroom 1 bath unit with 2 parking stalls in the very quiet and breezy Valleyview - Melemanu community. Washer and dryer in the unit. Large lanai opens up the view while providing natural bright light to the house. This community is conveniently located near Schofield Barracks and Wheeler Army Airfield Military Base, easy access to the freeway connecting both south and north of Oahu, easy commute to shopping center, 24 hour fitness and bus stations. There is a community swimming pool and playground area, enjoy quality family and friend's time with a weekend BBQ gathering. Subject to replacement property. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Covered - 1, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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