Valleyview Melemanu 95-2047 Waikalani Place Unit D501, Mililani 96789 * Valleyview Melemanu * $360,000

Sold Price: $400,000	Sold Date: 04-18-2022	Sold Ratio: 111%
Beds: **2**	MLS#: **202205414, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled: **2022**
Living Sq. Ft.: **799**	List Date & DOM: **03-21-2022** & **8**	Total Parking: **1**
Land Sq. Ft.: **175,024**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **97**	Frontage:	Building: **$182,300**
Sq. Ft. Other: **0**	Tax/Year: **$54/2021**	Land: **$96,000**
Total Sq. Ft. **896**	Neighborhood: **Waipio Acres-waikalani Woodlands**	Total: **$278,300**
Maint./Assoc. **$601 / $40**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Guest, Street**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **City, Garden, Mountain**	

Public Remarks: This property is conveniently located near Wheeler, Schofield, grocery stores, and much more. This is a sizable 2 bedroom, 1 bath, that includes 1 parking! Parking is also conveniently located on the same level as the unit. This is a great first property for a first time buyer! MUST SEE **Sale Conditions:** None **Schools:** Kipapa, Wheeler, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
95-2047 Waikalani Place D501	$360,000	2 & 1/0	799 | $451	175,024 | $2	97	56%	5	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2047 Waikalani Place D501	$54 | $601 | $40	$96,000	$182,300	$278,300	129%	1973 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2047 Waikalani Place D501	$400,000	04-18-2022	111%	111%	Conventional

95-2047 Waikalani Place D501 - MLS#: 202205414 - This property is conveniently located near Wheeler, Schofield, grocery stores, and much more. This is a sizable 2 bedroom, 1 bath, that includes 1 parking! Parking is also conveniently located on the same level as the unit. This is a great first property for a first time buyer! MUST SEE **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** City, Garden, Mountain **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kipapa, Wheeler, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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