

Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G301, Mililani 96789 * Cathedral Pt-Melemanu * \$325,000

Sold Price: \$325,000	Sold Date: 04-14-2022	Sold Ratio: 100%
Beds: 1	MLS#: 202205689 , FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 704	List Date & DOM: 03-26-2022 & 6	Total Parking: 1
Land Sq. Ft.: 182,124	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$171,700
Sq. Ft. Other: 0	Tax/Year: \$71/2022	Land: \$72,700
Total Sq. Ft. 704	Waipio Acres- Neighborhood: waikalani Woodlands	Total: \$244,400
Maint./Assoc. \$510 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Open - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Mountain	

Public Remarks: This corner end unit has gone through renovation includes removal of popcorn ceiling, quartz counter top and new appliances. New glossy smoke oak laminate, porcelain tile in the kitchen and bathroom, re-glazed bathtub and upgraded electrical. Garden / park view from large lanai with cool breeze. Parking stall is right in front of the unit, no stair or step to climb. Conveniently located near Valley Recreational Center with access to swimming pool, volleyball, and basketball courts. Short distance to shopping, restaurants, golf course, Schofield Barracks/Wheeler Army Airfield, offers easy freeway access, and just a short drive to North Shore. Pet friendly! **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
95-045 Waikalani Drive G301	\$325,000	1 & 1/0	704 \$462	182,124 \$2	0	50%	3	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-045 Waikalani Drive G301	\$71 \$510 \$0	\$72,700	\$171,700	\$244,400	133%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-045 Waikalani Drive G301	\$325,000	04-14-2022	100%	100%	Cash

[95-045 Waikalani Drive G301](#) - MLS#: [202205689](#) - This corner end unit has gone through renovation includes removal of popcorn ceiling, quartz counter top and new appliances. New glossy smoke oak laminate, porcelain tile in the kitchen and bathroom, re-glazed bathtub and upgraded electrical. Garden / park view from large lanai with cool breeze. Parking stall is right in front of the unit, no stair or step to climb. Conveniently located near Valley Recreational Center with access to swimming pool, volleyball, and basketball courts. Short distance to shopping, restaurants, golf course, Schofield Barracks/Wheeler Army Airfield, offers easy freeway access, and just a short drive to North Shore. Pet friendly! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** 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