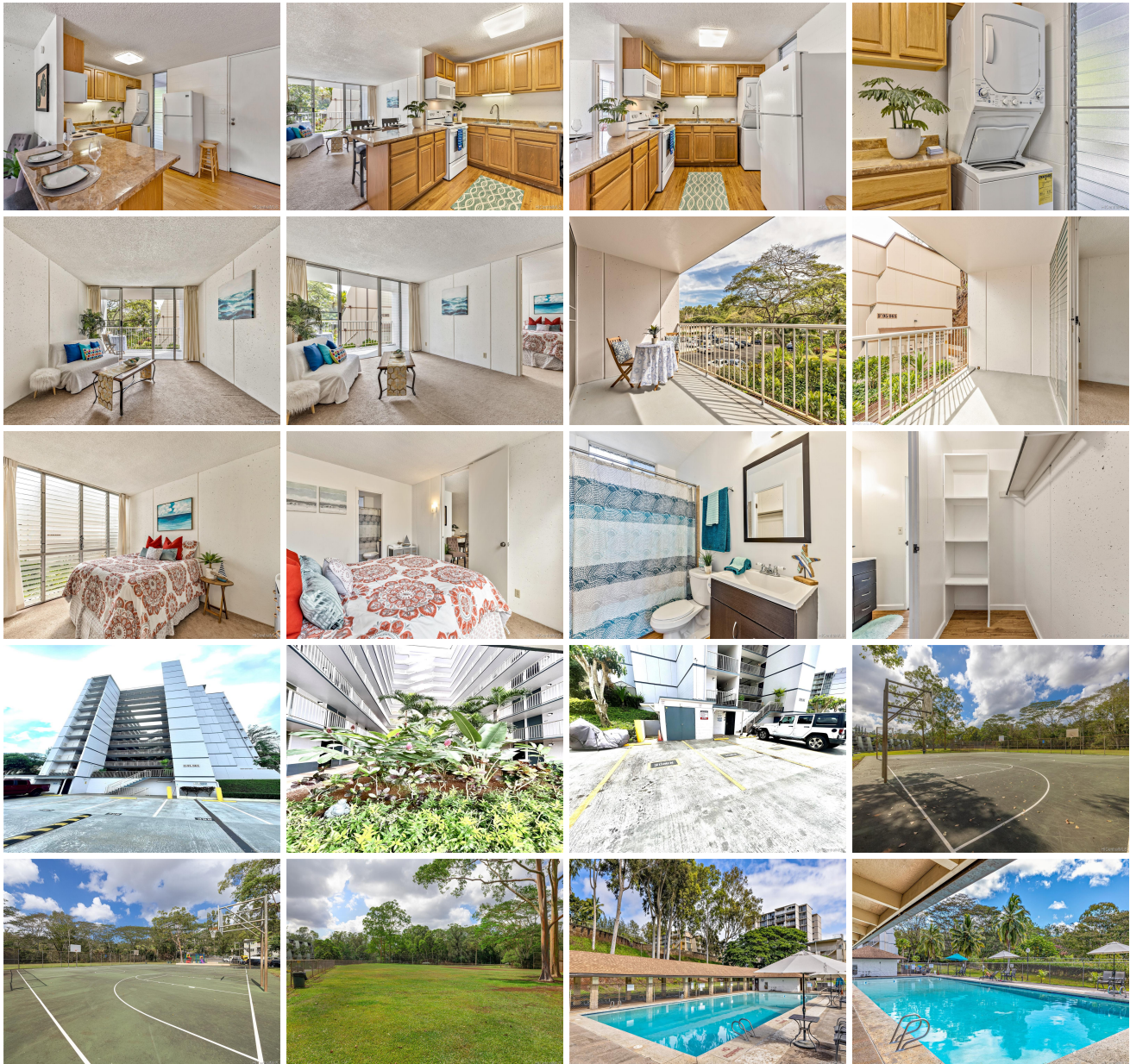


**Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D204, Mililani 96789 \* Cathedral Pt-Melemanu \* \$315,000**

|                                                                |                                                       |                                 |
|----------------------------------------------------------------|-------------------------------------------------------|---------------------------------|
| Sold Price: \$352,000                                          | Sold Date: 06-22-2022                                 | Sold Ratio: 112%                |
| Beds: <b>1</b>                                                 | MLS#: <b><u>202208261</u></b> , FS                    | Year Built: <b>1973</b>         |
| Bath: <b>1/0</b>                                               | Status: <b>Sold</b>                                   | Remodeled:                      |
| Living Sq. Ft.: <b>607</b>                                     | List Date & DOM: <b>05-10-2022 &amp; 14</b>           | Total Parking: <b>1</b>         |
| Land Sq. Ft.: <b>182,124</b>                                   | Condition: <b>Above Average</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>97</b>                                       | Frontage: <b>Other</b>                                | Building: <b>\$174,700</b>      |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$60/2022</b>                            | Land: <b>\$72,700</b>           |
| Total Sq. Ft. <b>704</b>                                       | Neighborhood: <b>Waipio Acres-waikalani Woodlands</b> | Total: <b>\$247,400</b>         |
| Maint./Assoc. <b>\$510 / \$0</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b>     | Stories / CPR: <b>8-14 / No</b> |
| Parking: <b>Guest, Open - 1</b>                                | Frontage: <b>Other</b>                                |                                 |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Garden</b>                                   |                                 |

**Public Remarks:** Walk in and be surprised by the spacious the living room leading to a large lanai with a view of a garden and parking. Leave your windows open and allow the fabulous breeze into your home. Nice sized lanai and generously sized kitchen and closet. Perfect home for a first time buyer, investor or those down sizing. Sold by original owner who conducted prelisting home inspection, available to serious buyers. Close to Schofield Barracks and Wheeler Air Force Base. Pet Friendly Building. Easy to show. Sold As Is. **Sale Conditions:** None **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 |
|---------------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">95-061 Waikalani Drive D204</a> | <a href="#">\$315,000</a> | 1 & 1/0  | 607   \$519   | 182,124   \$2 | 97    | 55%  | 2  | 14  |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">95-061 Waikalani Drive D204</a> | \$60   \$510   \$0  | \$72,700      | \$174,700         | \$247,400      | 127%  | 1973 & NA        |

| Address                                     | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---------------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">95-061 Waikalani Drive D204</a> | \$352,000  | 06-22-2022 | 112%       | 112%           | VA         |

[95-061 Waikalani Drive D204](#) - MLS#: [202208261](#) - Walk in and be surprised by the spacious the living room leading to a large lanai with a view of a garden and parking. Leave your windows open and allow the fabulous breeze into your home. Nice sized lanai and generously sized kitchen and closet. Perfect home for a first time buyer, investor or those down sizing. Sold by original owner who conducted prelisting home inspection, available to serious buyers. Close to Schofield Barracks and Wheeler Air Force Base. Pet Friendly Building. Easy to show. Sold As Is. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Guest, Open - 1 **Total Parking:** 1 **View:** Garden **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kipapa](#), [Mililani](#), [Mililani](#) \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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