

**Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D903, Mililani 96789 \* Cathedral Pt-Melemanu \* \$300,000**

|  |   |                                 |
|--|---|---------------------------------|
| Sold Price: \$300,000  | Sold Date: 07-18-2022                                 | Sold Ratio: 100%                |
| Beds: <b>1</b>   | MLS#: <b><u>202210894</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>06-08-2022 &amp; 10</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>0</b>  | Frontage: <b>Other</b>                                | Building: <b>\$170,400</b>      |
| Sq. Ft. Other: <b>0</b>  | Tax/Year: <b>\$25/2022</b>                            | Land: <b>\$72,700</b>           |
| Total Sq. Ft. <b>607</b>                                       | Neighborhood: <b>Waipio Acres-waikalani Woodlands</b> | Total: <b>\$243,100</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>Assigned, Covered - 1, Guest, Street</b>           | Frontage: <b>Other</b>                                |                                 |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Garden, Mountain</b>                         |                                 |

**Public Remarks:** Welcome to Cathedral Point in the tranquil, breezy neighborhood of Melemanu Woodlands in Waikalani, Mililani. Rarely available, corner, higher floor unit with peaceful mountain and nature views! Interior freshly painted, and new range, range hood, laminate countertop, kitchen sink and faucet installed just before listing on the market. Upgrades include newer flooring, bathroom vanity, toilet and shower, appliances and more. Washer and dryer in unit! Enclosed balcony to add more living space to enjoy the open floor space. Exterior of building just painted, and surrounded with lush landscaping, enhancing the curb appeal of the building. Guest parking, pet friendly, community pool, and recreation area to entertain. Resident Manager and video surveillance to secure the building. Close to highway on and off ramps, restaurants, shopping, Wheeler Army Base, Wahiawa, Mililani and golf courses. Don't miss this opportunity to purchase at this price! **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 |
|---|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">95-061 Waikalani Drive D903</a> | <a href="#">\$300,000</a> | 1 & 1/0  | 607   \$494   | 182,124   \$2 | 0     | 55%  | 9  | 10  |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">95-061 Waikalani Drive D903</a> | \$25   \$510   \$0  | \$72,700      | \$170,400         | \$243,100      | 123%  | 1973 & NA        |

| Address                                     | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|------------|
| <a href="#">95-061 Waikalani Drive D903</a> | \$300,000  | 07-18-2022 | 100%       | 100%           | VA         |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
| <p><a href="#">95-061 Waikalani Drive D903</a> - MLS#: <a href="#">202210894</a> - Welcome to Cathedral Point in the tranquil, breezy neighborhood of Melemanu Woodlands in Waikalani, Mililani. Rarely available, corner, higher floor unit with peaceful mountain and nature views! Interior freshly painted, and new range, range hood, laminate countertop, kitchen sink and faucet installed just before listing on the market. Upgrades include newer flooring, bathroom vanity, toilet and shower, appliances and more. Washer and dryer in unit! Enclosed balcony to add more living space to enjoy the open floor space. Exterior of building just painted, and surrounded with lush landscaping, enhancing the curb appeal of the building. Guest parking, pet friendly, community pool, and recreation area to entertain. Resident Manager and video surveillance to secure the building. Close to highway on and off ramps, restaurants, shopping, Wheeler Army Base, Wahiawa, Mililani and golf courses. Don't miss this opportunity to purchase at this price! <b>Region:</b> Central <b>Neighborhood:</b> Waipio Acres-waikalani Woodlands <b>Condition:</b> Above Average <b>Parking:</b> Assigned, Covered - 1, Guest, Street <b>Total Parking:</b> 1 <b>View:</b> Garden, Mountain <b>Frontage:</b> Other <b>Pool:</b> <b>Zoning:</b> 11 - A-1 Low Density Apartment <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a>, <a href="#">Photos</a>, <a href="#">History</a>, <a href="#">Maps</a>, <a href="#">Deed</a>, <a href="#">Watch List</a>, <a href="#">Tax Info</a></p> |  |  |  |  |  |
|--|--|--|--|--|--|

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