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:
 1
 MLS#:
 202210894, FS
 Year Built:
 1973

 Bath:
 1/0
 Status:
 Sold
 Remodeled:

 Living Sq. Ft.:
 607
 List Date & DOM:
 06-08-2022 & 10
 Total Parking:
 1

Land Sq. Ft.: **182,124**Condition: **Above Average**Assessed Value
Lanai Sq. Ft.: **0**Frontage: **Other**Building: **\$170,400**Sq. Ft. Other: **0**Tax/Year: **\$25/2022**Land: **\$72,700**

Waipio Acres-

Total Sq. Ft. **607** Neighborhood: waikalani Total: **\$243,100**

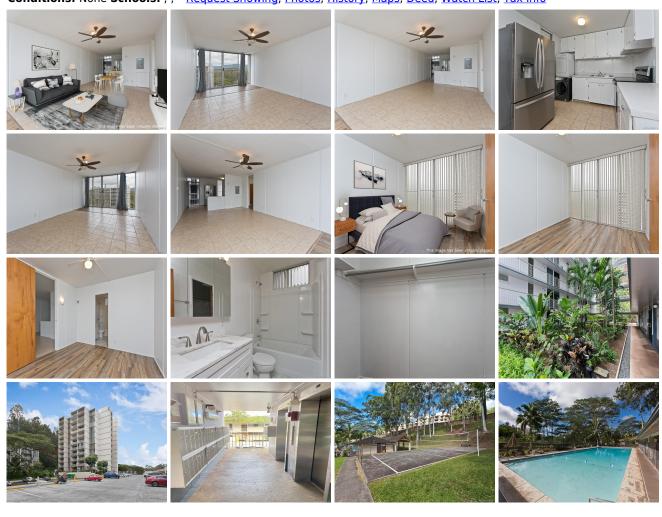
Woodlands

Maint./Assoc. **\$510 / \$0** Flood Zone: **Zone D - Tool** Stories / CPR: **8-14 / No**

Parking: Assigned, Covered - 1, Guest, Street Frontage: Other

Zoning: 11 - A-1 Low Density Apartment View: Garden, Mountain

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
95-061 Waikalani Drive D903	\$300,000	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
95-061 Waikalani Drive D903	\$25 \$510 \$0	\$72,700	\$170,400	\$243,100	123%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-061 Waikalani Drive D903	\$300,000	07-18-2022	100%	100%	VA

95-061 Waikalani Drive D903 - MLS#: 202210894 - 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! Region: Central Neighborhood: Waipio Acres-waikalani Woodlands Condition: Above Average Parking: Assigned, Covered - 1, Guest, Street Total Parking: 1 View: Garden, Mountain Frontage: Other Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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