

Valleyview Melemanu 95-2047 Waikalani Place Unit D105, Mililani 96789 * Valleyview**Melemanu * \$370,000**

Sold Price: \$370,000	Sold Date: 09-02-2022	Sold Ratio: 100%
Beds: 2	MLS#: 202211204, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2020
Living Sq. Ft.: 799	List Date & DOM: 06-22-2022 & 32	Total Parking: 1
Land Sq. Ft.: 175,024	Condition: Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$234,900
Sq. Ft. Other: 0	Tax/Year: \$82/2021	Land: \$105,100
Total Sq. Ft. 896	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$340,000
Maint./Assoc. \$601 / \$40	Flood Zone : Zone D - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Garage, Guest	Frontage: Other	

Zoning: 11 - A-1 Low Density Apartment**View: Garden**

Public Remarks: Incredible value, location, amenities, and square footage awaits you at Valleyview Melemanu! Conveniently in close proximity to Schofield, Wheeler, Mililani Shopping Center, and freeway access. #D105 features 2 bedrooms, 1 bathroom, 1 parking stall, and generous square footage. Unit and parking stall are both conveniently located on the ground level of the building, no stairs between the short walk from the parking stall to the unit. Both lanais opens up to the building's lawn and are not enclosed, perfect for pets and secondary access. Bathroom surround was replaced in 2020, updates would be constructive for everything else. The astute buyer will know that value can be added by conducting simple renovations! Amenities include: resident manager, security patrol, guest parking, pool, recreational area, and BBQ area. A public park is also located next to the property and features a playground, basketball courts, baseball field, and grass field. To be sold strictly "as-is", Seller will not be conducting any repairs or credits. **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
95-2047 Waikalani Place D105	\$370,000	2 & 1/0	799 \$463	175,024 \$2	97	56%	1	32

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2047 Waikalani Place D105	\$82 \$601 \$40	\$105,100	\$234,900	\$340,000	109%	1973 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2047 Waikalani Place D105	\$370,000	09-02-2022	100%	100%	VA

[95-2047 Waikalani Place D105](#) - MLS#: [202211204](#) - Incredible value, location, amenities, and square footage awaits you at Valleyview Melemanu! Conveniently in close proximity to Schofield, Wheeler, Mililani Shopping Center, and freeway access. #D105 features 2 bedrooms, 1 bathroom, 1 parking stall, and generous square footage. Unit and parking stall are both conveniently located on the ground level of the building, no stairs between the short walk from the parking stall to the unit. Both lanais opens up to the building's lawn and are not enclosed, perfect for pets and secondary access. Bathroom surround was replaced in 2020, updates would be constructive for everything else. The astute buyer will know that value can be added by conducting simple renovations! Amenities include: resident manager, security patrol, guest parking, pool, recreational area, and BBQ area. A public park is also located next to the property and features a playground, basketball courts, baseball field, and grass field. To be sold strictly "as-is", Seller will not be conducting any repairs or credits. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest **Total Parking:** 1 **View:** Garden **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