Valleyview Melemanu 95-2055 Waikalani Place Unit B403, Mililani 96789 * Valleyview

Melemanu * \$424,999 * Originally \$425,000

Sold Price: \$424,999 Sold Date: 12-14-2022 Sold Ratio: 100% MLS#: 202220535, FS Beds: 2 Year Built: 1973 Bath: 1/0 Status: Sold Remodeled: Living Sq. Ft.: 799 List Date & DOM: 10-05-2022 & 41 Total Parking: 2 Land Sq. Ft.: 175,024 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 97 Frontage: Other Building: \$215,900 Sa. Ft. Other: 0 Tax/Year: **\$94/2022** Land: \$105.100

Waipio Acres-

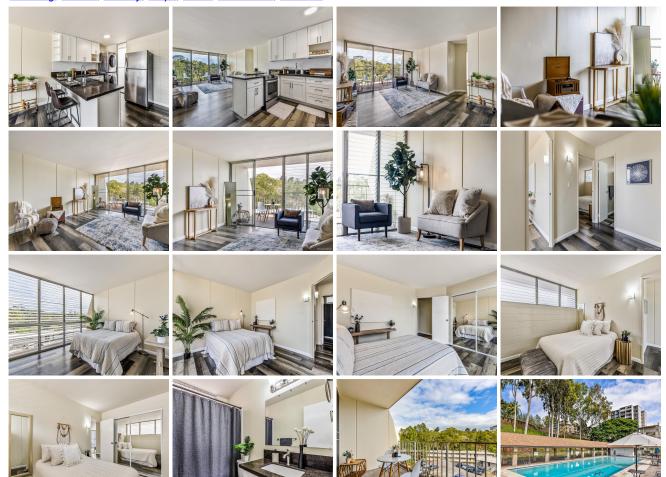
Total Sq. Ft. **896** Neighborhood: waikalani Total: \$321,000

Woodlands

Maint./Assoc. \$659 / \$0 Flood Zone: Zone D - Tool Stories / CPR: One / No

Parking: Covered - 1, Guest, Open - 1 Frontage: Other Zoning: 11 - A-1 Low Density Apartment View: None

Public Remarks: ***\$10,000 SELLER CREDIT WITH FULL PRICE OFFER*** Welcome to this charming 2 bedroom, 1 bath top floor unit you do not want to miss! You'll enjoy your time cooking in this spacious kitchen which boasts newer cabinetry with granite counter tops along with tiled backsplash. Luxury vinyl plank flooring throughout the entire home. Bathroom consists of a newer vanity with a granite counter top. Newer paint along with the removal of the popcorn ceilings! 2 Parking stalls which one is located on the same level as the home, so bringing in items to the home is a breeze! Ample visitor parking throughout the complex for any of your guests. Enjoy the outdoors on the spacious lanai or spend your time down at the community pool. You're just a short distance to Schofield, Wheeler, H-2 Access, and the many shopping areas Mililani has to offer! Contact me today for your private showing before it's too late! **Sale Conditions:** None **Schools:** <u>Kipapa</u>, <u>Mililani</u>, <u>Mililani</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95-2055 Waikalani Place B403	\$424,999	2 & 1/0	799 \$532	175,024 \$2	97	56%	4	41

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2055 Waikalani Place B403	\$94 \$659 \$0	\$105,100	\$215,900	\$321,000	132%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2055 Waikalani Place B403	\$424,999	12-14-2022	100%	100%	VA 10000

95-2055 Waikalani Place B403 - MLS#: 202220535 - Original price was \$425,000 - ***\$10,000 SELLER CREDIT WITH FULL PRICE OFFER*** Welcome to this charming 2 bedroom, 1 bath top floor unit you do not want to miss! You'll enjoy your time cooking in this spacious kitchen which boasts newer cabinetry with granite counter tops along with tiled backsplash. Luxury vinyl plank flooring throughout the entire home. Bathroom consists of a newer vanity with a granite counter top. Newer paint along with the removal of the popcorn ceilings! 2 Parking stalls which one is located on the same level as the home, so bringing in items to the home is a breeze! Ample visitor parking throughout the complex for any of your guests. Enjoy the outdoors on the spacious lanai or spend your time down at the community pool. You're just a short distance to Schofield, Wheeler, H-2 Access, and the many shopping areas Mililani has to offer! Contact me today for your private showing before it's too late! Region: Central Neighborhood: Waipio Acres-waikalani Woodlands Condition: Above Average Parking: Covered - 1, Guest, Open - 1 Total Parking: 2 View: None 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