

## 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%               |
| Beds: <b>2</b>   | MLS#: <b>20220535, FS</b>                             | Year Built: <b>1973</b>        |
| Bath: <b>1/0</b>   | Status: <b>Sold</b>                                   | Remodeled:                     |
| Living Sq. Ft.: <b>799</b>                                     | List Date & DOM: <b>10-05-2022 &amp; 41</b>           | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>175,024</b>                                   | Condition: <b>Above Average</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>97</b>                                       | Frontage: <b>Other</b>                                | Building: <b>\$215,900</b>     |
| Sq. Ft. Other: <b>0</b>  | Tax/Year: <b>\$94/2022</b>                            | Land: <b>\$105,100</b>         |
| Total Sq. Ft. <b>896</b>                                       | Neighborhood: <b>Waipio Acres-waikalani Woodlands</b> | Total: <b>\$321,000</b>        |
| Maint./Assoc. <b>\$659 / \$0</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b>     | Stories / CPR: <b>One / No</b> |
| Parking: <b>Covered - 1, Guest, Open - 1</b>                   | Frontage: <b>Other</b>                                |                                |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>None</b>                                     |                                |

**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:** [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="#">95-2055 Waikalani Place B403</a> | <b>\$424,999</b> | 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 |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">95-2055 Waikalani Place B403</a> | \$94   \$659   \$0  | \$105,100     | \$215,900         | \$321,000      | 132%  | 1973 & NA        |

| Address                                      | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|--|------------|------------|------------|----------------|------------|
| <a href="#">95-2055 Waikalani Place B403</a> | \$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