

**Valleyview Melemanu 95-2051 Waikalani Place Unit E302, Mililani 96789 \* Valleyview****Melemanu \* \$415,000**

Sold Price: \$413,000	Sold Date: 01-03-2023	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b>202223675, FS</b>	Year Built: <b>1973</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2022</b>
Living Sq. Ft.: <b>799</b>	List Date & DOM: <b>11-04-2022 &amp; 14</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:	Building: <b>\$241,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$72/2022</b>	Land: <b>\$105,100</b>
Total Sq. Ft. <b>896</b>	<b>Waipio Acres-</b> Neighborhood: <b>waikalani</b> <b>Woodlands</b>	Total: <b>\$346,400</b>
Maint./Assoc. <b>\$660 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Assigned, Covered - 2, Guest</b>	Frontage:	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>Garden</b>	

**Public Remarks:** This is what you have been waiting for.. A Great Buy! 2 bedrooms, with 2 covered parking stalls! Central Oahu location close to Schofield and all that the peaceful town of Mililani has to offer. Recently renovated, many updates, including quartz counters, stainless steel dishwasher, bright cabinets, laminate flooring, new door locks, new smoke detectors & carbon monoxide detector and full-sized front loading washer/dryer inside the unit. Also includes a bonus, covered patio overlooking a green garden and monkey pod trees. Owner recently purchased this unit and encountered some personal matters that required a re-sale. Upon an agreeable offer, Seller will provide recent inspection report, dated Sept. 2022. This breezy apartment has it all for one of the lowest prices you can find on Oahu. We anticipate a very smooth closing on the Seller side with the same escrow as used for the sale. Pre-approved buyers only by appointment. **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="#">95-2051 Waikalani Place E302</a>	<a href="#">\$415,000</a>	2 & 1/0	799   \$519	175,024   \$2	97	51%	3	14

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">95-2051 Waikalani Place E302</a>	\$72   \$660   \$0	\$105,100	\$241,300	\$346,400	120%	1973 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">95-2051 Waikalani Place E302</a>	\$413,000	01-03-2023	100%	100%	VA

[95-2051 Waikalani Place E302](#) - MLS#: [202223675](#) - This is what you have been waiting for.. A Great Buy! 2 bedrooms, with 2 covered parking stalls! Central Oahu location close to Schofield and all that the peaceful town of Mililani has to offer. Recently renovated, many updates, including quartz counters, stainless steel dishwasher, bright cabinets, laminate flooring, new door locks, new smoke detectors & carbon monoxide detector and full-sized front loading washer/dryer inside the unit. Also includes a bonus, covered patio overlooking a green garden and monkey pod trees. Owner recently purchased this unit and encountered some personal matters that required a re-sale. Upon an agreeable offer, Seller will provide recent inspection report, dated Sept. 2022. This breezy apartment has it all for one of the lowest prices you can find on Oahu. We anticipate a very smooth closing on the Seller side with the same escrow as used for the sale. Pre-approved buyers only by appointment. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **Frontage:** 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