

Ridgecrest-Melemanu 95-2044 Waikalani Place Unit C203, Mililani 96789 * Ridgecrest-Melemanu * \$469,000

Sold Price: \$469,000	Sold Date: 12-16-2022	Sold Ratio: 100%
Beds: 3	MLS#: 202224211, FS	Year Built: 1973
Bath: 2/0	Status: Sold	Remodeled: 2022
Living Sq. Ft.: 1,030	List Date & DOM: 11-17-2022 & 6	Total Parking: 2
Land Sq. Ft.: 249,076	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$232,500
Sq. Ft. Other: 0	Tax/Year: \$100/2022	Land: \$209,800
Total Sq. Ft. 1,127	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$442,300
Maint./Assoc. \$541 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Guest, Open - 1	Frontage: Other	

[Zoning](#): **11 - A-1 Low Density Apartment**

View: **Garden, Mountain**

Public Remarks: Welcome Home to the best priced, spacious, clean and breezy 3 bed 2 bath in the Waikalani area. Centrally located which allows easy access to everywhere on the island with this great location. Freshly painted, tile floors throughout. Comfortable floor plan with plenty of room for everyone to enjoy. Your'e just minutes away from restaurants, shopping, movies and more! Wonderful opportunity for a starter home, or a great investment property that's easy to rent. Affordable maintenance fees and a pool for you to relax by in the sunshine. Unit includes washer/dryer, 2 parking (1 covered). Pet friendly building and there's even a Dog Park for your pup! Easy to see on short notice. Motivated Seller. First Open House Sun Nov 20, 2 - 5 pm. Please stop by and bring us an offer! **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
95-2044 Waikalani Place C203	\$469,000	3 & 2/0	1,030 \$455	249,076 \$2	97	55%	2	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2044 Waikalani Place C203	\$100 \$541 \$0	\$209,800	\$232,500	\$442,300	106%	1973 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2044 Waikalani Place C203	\$469,000	12-16-2022	100%	100%	VA 5000

[95-2044 Waikalani Place C203](#) - MLS#: [202224211](#) - Welcome Home to the best priced, spacious, clean and breezy 3 bed 2 bath in the Waikalani area. Centrally located which allows easy access to everywhere on the island with this great location. Freshly painted, tile floors throughout. Comfortable floor plan with plenty of room for everyone to enjoy. Your'e just minutes away from restaurants, shopping, movies and more! Wonderful opportunity for a starter home, or a great investment property that's easy to rent. Affordable maintenance fees and a pool for you to relax by in the sunshine. Unit includes washer/dryer, 2 parking (1 covered). Pet friendly building and there's even a Dog Park for your pup! Easy to see on short notice. Motivated Seller. First Open House Sun Nov 20, 2 - 5 pm. Please stop by and bring us an offer! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **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