

Cathedral Pt-Melemanu 95-061 Waikalani Drive Unit D902, Mililani 96789 * Cathedral Pt-Melemanu * \$395,000 * Originally \$425,000

Bed(s): 2	MLS#: 202310553, FS	Year Built: 1973
Bath: 1/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 799	List Date & DOM: 05-17-2023 & 193	Total Parking: 1
Land Sq. Ft.: 182,124	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$277,900
Sq. Ft. Other: 0	Tax/Year: \$110/2023	Land: \$99,800
	Waipio Acres-	
Total Sq. Ft. 799	Neighborhood: waikalani Woodlands	Total: \$377,700
Maint./Assoc. \$767 / \$0	Flood Zone: Zone D - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning: 11 - A-1 Low Density Apartment	View: Mountain, Sunset	

Public Remarks: Welcome to Cathedral Point Community, where paradise living meets comfort and convenience! This 9th-floor unit offers a range of features that will make you feel right at home. As you step into this unit, you'll be greeted by breathtaking mountain views. The serene ambiance and tranquility of the Mililani area perfectly complement the gorgeous scenery, creating an idyllic setting for you to unwind. With two spacious bedrooms and a well-appointed bathroom, this condo is perfect for individuals or small families seeking a cozy and inviting living space. The open layout provides an airy and bright atmosphere, accentuated by ample natural light that floods the unit. Take advantage of the well-maintained common areas, which include beautifully landscaped grounds and gathering spaces for socializing with neighbors and friends. The complex also offers dedicated parking for residents, ensuring your vehicle is safe and secure. Don't miss this incredible opportunity to make this charming condo your new home. Immerse yourself in the stunning mountain views, pleasant weather, and all the comforts this unit has to offer. (A few pictures are digitally altered) **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
95-061 Waikalani Drive D902	\$395,000	2 & 1/0	799 \$494	182,124 \$2	0	55%	9	193

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-061 Waikalani Drive D902	\$110 \$767 \$0	\$99,800	\$277,900	\$377,700	105%	1973 & NA

95-061 Waikalani Drive D902 - MLS#: **202310553** - Original price was \$425,000 - Welcome to Cathedral Point Community, where paradise living meets comfort and convenience! This 9th-floor unit offers a range of features that will make you feel right at home. As you step into this unit, you'll be greeted by breathtaking mountain views. The serene ambiance and tranquility of the Mililani area perfectly complement the gorgeous scenery, creating an idyllic setting for you to unwind. With two spacious bedrooms and a well-appointed bathroom, this condo is perfect for individuals or small families seeking a cozy and inviting living space. The open layout provides an airy and bright atmosphere, accentuated by ample natural light that floods the unit. Take advantage of the well-maintained common areas, which include beautifully landscaped grounds and gathering spaces for socializing with neighbors and friends. The complex also offers dedicated parking for residents, ensuring your vehicle is safe and secure. Don't miss this incredible opportunity to make this charming condo your new home. Immerse yourself in the stunning mountain views, pleasant weather, and all the comforts this unit has to offer. (A few pictures are digitally altered) **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Mountain, Sunset **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