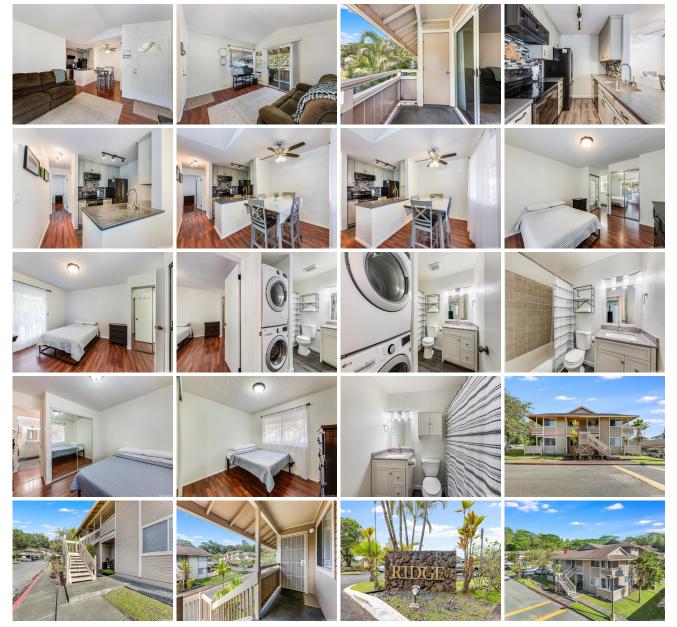
## Ridge At Launani Valley 95-510 Wikao Street Unit E201, Mililani 96789 \* Ridge At Launani

|                                      | Valley * \$512,000 *         | Originally \$515            | ,000                       |
|--------------------------------------|------------------------------|-----------------------------|----------------------------|
| Beds: 2                              | MLS#:                        | <u>202400864</u> , FS       | Year Built: <b>1992</b>    |
| Bath: <b>2/0</b>                     | Status:                      | Active Under<br>Contract    | Remodeled:                 |
| Living Sq. Ft.: <b>782</b>           | List Date & DOM:             | 01-22-2024 & 55             | Total Parking: <b>2</b>    |
| Land Sq. Ft.: <b>453,285</b>         | Condition:                   | Excellent, Above<br>Average | Assessed Value             |
| Lanai Sq. Ft.: <b>59</b>             | Frontage:                    | Other                       | Building: <b>\$281,300</b> |
| Sq. Ft. Other: <b>0</b>              | Tax/Year:                    | \$118/2023                  | Land: <b>\$222,500</b>     |
| Total Sq. Ft. <b>841</b>             | Neighborhood:                | Launani Valley              | Total: <b>\$503,800</b>    |
| Maint./Assoc. <b>\$682 / \$8</b>     | 0 Flood Zone:                | Zone D - <u>Tool</u>        | Stories / CPR: One / No    |
| Parking: <b>Assigned</b><br><b>1</b> | , Covered - 1, Guest, Open - | Frontage:                   | Other                      |

## Zoning: 05 - R-5 Residential District

## View: None

**Public Remarks:** \*\*\*VA ASSUMABLE RATE AT 3.25%\*\*\*Buyer Financing fell through so it's back on the market!!! Stationed at Wheeler/Schofield, and looking for a short commute time that will allow you to come home after PT, and for lunch!? Look no further! This two bedroom two full bathroom property has an open floor plan and tall ceilings, leaving the home, feeling light and airy! You don't want to miss out on this one!! **Sale Conditions:** None **Schools:** , , \* <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 |
|--------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| 95-510 Wikao Street E201 | <u>\$512,000</u> | 2 & 2/0  | 782   \$655   | 453,285   \$1 | 59    | 60%  | 2  | 55  |

| Address                  | Tax   Maint.   Ass.  | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|--------------------------|----------------------|------------------|----------------------|-------------------|-------|---------------------|
| 95-510 Wikao Street E201 | \$118   \$682   \$80 | \$222,500        | \$281,300            | \$503,800         | 102%  | 1992 & NA           |

<u>95-510 Wikao Street E201</u> - MLS#: <u>202400864</u> - Original price was \$515,000 - \*\*\*VA ASSUMABLE RATE AT 3.25%\*\*\*Buyer Financing fell through so it's back on the market!!! Stationed at Wheeler/Schofield, and looking for a short commute time that will allow you to come home after PT, and for lunch!? Look no further! This two bedroom two full bathroom property has an open floor plan and tall ceilings, leaving the home, feeling light and airy! You don't want to miss out on this one!! **Region:** Central **Neighborhood:** Launani Valley **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** None **Frontage:** Other **Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number