

Cathedral Pt-melemanu 95055 Waikalani Drive Unit H303, Mililani 96789 * Cathedral Pt-melemanu * \$200,000 * Originally \$225,000

Sold Price: \$195,000	Sold Date: 03-10-2006	Sold Ratio: 98%
Beds: 2	MLS#: 2519483, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2005
Living Sq. Ft.: 896	List Date & DOM: 11-10-2005 & 88	Total Parking: 1
Land Sq. Ft.: 182,124	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 32	Frontage:	Building: \$108,800
Sq. Ft. Other: 0	Tax/Year: \$38/2005	Land: \$12,900
Total Sq. Ft. 928	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$121,700
Maint./Assoc. \$257 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Guest, Open - 1, Street	Frontage:	View: Garden, Mountain
Zoning :		

Public Remarks: Price Reduced, New everything. Must Move so Sold 'As Is'. Open floor plan - lanai has been enclosed. New Kardean flooring and tile. New front loading washer and also dryer, new kitchen sink, counters & cupboards. Across from Melemanu Park. This one is a must see! Ready and EZ to show, **Sale Conditions:** Schools: [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95055 Waikalani Drive H303	\$200,000	2 & 1/0	896 \$223	182,124 \$1	32	0%	3	88

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95055 Waikalani Drive H303	\$38 \$257 \$0	\$12,900	\$108,800	\$121,700	164%	1973 & 2005

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95055 Waikalani Drive H303	\$195,000	03-10-2006	98%	87%	Conventional

[95055 Waikalani Drive H303](#) - MLS#: [2519483](#) - Original price was \$225,000 - Price Reduced, New everything. Must Move so Sold 'As Is'. Open floor plan - lanai has been enclosed. New Kardean flooring and tile. New front loading washer and also dryer, new kitchen sink, counters & cupboards. Across from Melemanu Park. This one is a must see! Ready and EZ to show, **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Guest, Open - 1, Street **Total Parking:** 1 **View:** Garden, Mountain **Frontage:** Pool: **Zoning:** **Sale Conditions:** Schools: [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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