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:	
Zoning:	View: **Garden, Mountain**	

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