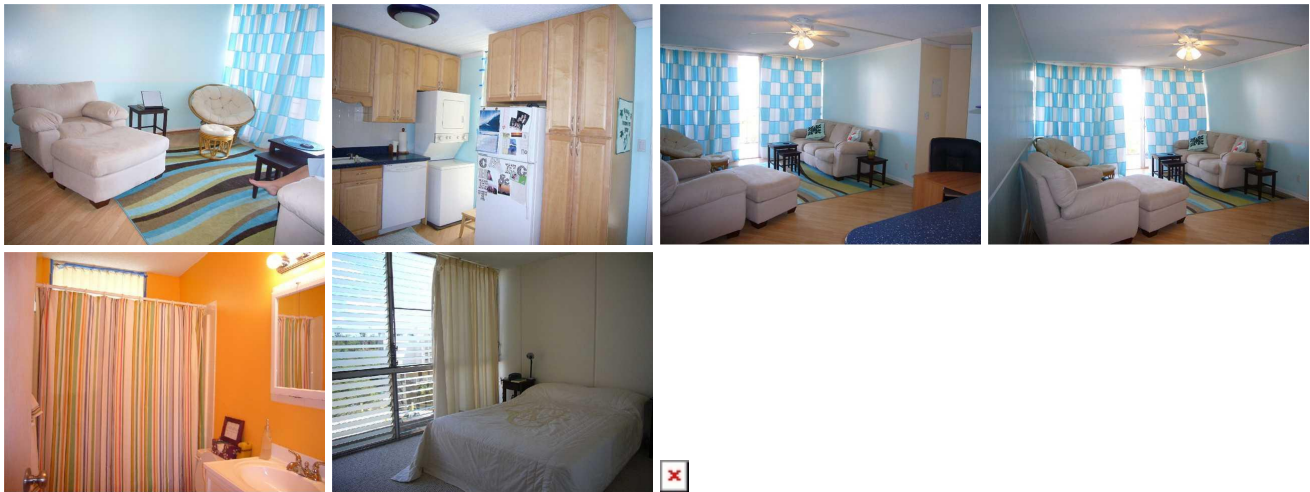


Valleyview Melemanu 952057 Waikalani Place Unit C403, Mililani 96789 * Valleyview

Melemanu * \$245,000

Sold Price: \$237,000	Sold Date: 01-15-2008	Sold Ratio: 97%
Beds: 2	MLS#: 2720126, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 2007
Living Sq. Ft.: 896	List Date & DOM: 11-16-2007 & 23	Total Parking: 1
Land Sq. Ft.: 175,024	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 97	Frontage:	Building: \$198,000
Sq. Ft. Other: 0	Tax/Year: \$39/2007	Land: \$63,400
Total Sq. Ft. 993	Waipio Acres- Neighborhood: waikalani Woodlands	Total: \$261,400
Maint./Assoc. \$269 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Guest, Open - 1	Frontage:	View: Garden, Mountain
Zoning :		

Public Remarks: Completely & Tastefully remodeled in 2007. New laminate floor thru-out the livingroom and kitchen. Bedrooms has newly installed Berber carpet. Kitchen is totally remodeled with Maple cabinets, Corian counter with integrated sink, flat top stove, microwave, dishwasher, lighting & electrical improvements. Bathroom has been upgraded with new fixtures. **Sale Conditions:** Schools: [Kipapa](#), [Wheeler](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
952057 Waikalani Place C403	\$245,000	2 & 1/0	896 \$273	175,024 \$1	97	0%	4	23

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
952057 Waikalani Place C403	\$39 \$269 \$0	\$63,400	\$198,000	\$261,400	94%	1973 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
952057 Waikalani Place C403	\$237,000	01-15-2008	97%	97%	Conventional 0

[952057 Waikalani Place C403](#) - MLS#: [2720126](#) - Completely & Tastefully remodeled in 2007. New laminate floor thru-out the livingroom and kitchen. Bedrooms has newly installed Berber carpet. Kitchen is totally remodeled with Maple cabinets, Corian counter with integrated sink, flat top stove, microwave, dishwasher, lighting & electrical improvements. Bathroom has been upgraded with new fixtures. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Garden, Mountain **Frontage:** **Pool:** **Zoning:** **Sale** **Conditions:** **Schools:** [Kipapa](#), [Wheeler](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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