

**Waikalani Woodlands 95-227 Waikalani Drive Unit A303, Mililani 96789 \* Waikalani**

**Woodlands \* \$435,000**

|   |   |                                |
|---|---|--------------------------------|
| Beds: <b>2</b>  | MLS#: <b>202414869, FS</b>                            | Year Built: <b>1976</b>        |
| Bath: <b>1/0</b>  | Status: <b>Active Under Contract</b>                  | Remodeled: <b>2023</b>         |
| Living Sq. Ft.: <b>890</b>                                    | List Date & DOM: <b>06-26-2024 &amp; 6</b>            | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>0</b>  | Condition: <b>Above Average</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:   | Building: <b>\$186,000</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$98/2024</b>                            | Land: <b>\$234,300</b>         |
| Total Sq. Ft. <b>890</b>                                      | Neighborhood: <b>Waipio Acres-waikalani Woodlands</b> | Total: <b>\$420,300</b>        |
| Maint./Assoc. <b>\$634 / \$0</b>                              | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b>     | Stories / CPR: <b>One / No</b> |
| Parking: <b>Assigned, Covered - 2, Guest</b>                  | Frontage:   | View: <b>Garden</b>            |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> |   |                                |

**Public Remarks:** Welcome to Waikalani Woodlands, situated in serene Launani Valley of Mililani. This renovated property offers two bedrooms and one bathroom with the added luxury and convenience of TWO dedicated covered parking spaces! The assigned parking spaces are side-by-side & conveniently located on the same level as the unit, eliminating the need to climb stairs or use the elevator. As you enter the home, you'll find a bright, open kitchen seamlessly connected to the living room, which has been extended to provide a larger space for living and entertaining. The living room overlooks beautiful tall green trees, with the soothing sounds of birds chirping in the background. Floor-to-ceiling windows allow for ample natural light and a refreshing cross-breeze. Popcorn ceiling has been removed! The two bedrooms are strategically separated by a hallway, which also features versatile space perfect for a home office. Nestled in the heart of Mililani, this home combines a tranquil neighborhood setting with close proximity to essential amenities. Don't hesitate! Schedule a showing to explore this property in person! **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 |
|---|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">95-227 Waikalani Drive A303</a> | <a href="#">\$435,000</a> | 2 & 1/0  | 890   \$489   | 0   \$inf   | 0     | 64%  | 3  | 6   |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">95-227 Waikalani Drive A303</a> | \$98   \$634   \$0  | \$234,300     | \$186,000         | \$420,300      | 103%  | 1976 & 2023      |

[95-227 Waikalani Drive A303](#) - MLS#: [202414869](#) - Welcome to Waikalani Woodlands, situated in serene Launani Valley of Mililani. This renovated property offers two bedrooms and one bathroom with the added luxury and convenience of TWO dedicated covered parking spaces! The assigned parking spaces are side-by-side & conveniently located on the same level as the unit, eliminating the need to climb stairs or use the elevator. As you enter the home, you'll find a bright, open kitchen seamlessly connected to the living room, which has been extended to provide a larger space for living and entertaining. The living room overlooks beautiful tall green trees, with the soothing sounds of birds chirping in the background. Floor-to-ceiling windows allow for ample natural light and a refreshing cross-breeze. Popcorn ceiling has been removed! The two bedrooms are strategically separated by a hallway, which also features versatile space perfect for a home office. Nestled in the heart of Mililani, this home combines a tranquil neighborhood setting with close proximity to essential amenities. Don't hesitate! Schedule a showing to explore this property in person! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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