

Nob Hill 1 94-063 Anania Drive Unit 125, Mililani 96789 * Nob Hill 1 * \$485,000 * Originally \$510,000

Beds: 2	MLS#: 202400420, FS	Year Built: 1974
Bath: 1/1	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 812	List Date & DOM: 01-06-2024 & 115	Total Parking: 1
Land Sq. Ft.: 0	Condition: Average	Assessed Value
Lanai Sq. Ft.: 200	Frontage:	Building: \$230,400
Sq. Ft. Other: 0	Tax/Year: \$158/2023	Land: \$311,400
Total Sq. Ft. 1,012	Neighborhood: Mililani Area	Total: \$541,800
Maint./Assoc. \$440 / \$48	Flood Zone : Zone D - Tool	Stories / CPR: Split Level / No
Parking: Open - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Welcome home to the desirable Nob Hill 1 in central Oahu, Mililani Town. This well-maintained town home is nestled in the quiet Mililani planned community and is a part of the Mililani Town Association. This location offers easy access to shopping, dining, entertainment, recreational facilities, and great schools. It is also minutes away from the freeway with a short drive to Schofield Barracks, and Oahu's North Shore. In addition to the limited guest parking on property, Nob Hill 1 is located right on Anania Drive and allows for ample free street parking for family and friends to visit or stay over. Nob Hill 1 provides lots of walking paths and grass areas to take your family pet on a walk or run; Nob Hill 1 house rules allows 1 pet per town home. This unit has great potential to become the town home you've always wanted, so come with your ideas and vision to make this great opportunity yours. Seller ok with \$5,000 credit to buyer at closing to help buy down interest rate. Please email listing agent to schedule a viewing and discover the potential of this well-priced property! Property being sold AS-IS. **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
94-063 Anania Drive 125	\$485,000	2 & 1/1	812 \$597	0 \$inf	200	74%	2	115

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-063 Anania Drive 125	\$158 \$440 \$48	\$311,400	\$230,400	\$541,800	90%	1974 & NA

[94-063 Anania Drive 125](#) - MLS#: [202400420](#) - Original price was \$510,000 - Welcome home to the desirable Nob Hill 1 in central Oahu, Mililani Town. This well-maintained town home is nestled in the quiet Mililani planned community and is a part of the Mililani Town Association. This location offers easy access to shopping, dining, entertainment, recreational facilities, and great schools. It is also minutes away from the freeway with a short drive to Schofield Barracks, and Oahu's North Shore. In addition to the limited guest parking on property, Nob Hill 1 is located right on Anania Drive and allows for ample free street parking for family and friends to visit or stay over. Nob Hill 1 provides lots of walking paths and grass areas to take your family pet on a walk or run; Nob Hill 1 house rules allows 1 pet per town home. This unit has great potential to become the town home you've always wanted, so come with your ideas and vision to make this great opportunity yours. Seller ok with \$5,000 credit to buyer at closing to help buy down interest rate. Please email listing agent to schedule a viewing and discover the potential of this well-priced property! Property being sold AS-IS. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Average **Parking:** Open - 1 **Total Parking:** 1 **View:** Garden **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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