Valleyview Melemanu 95-2043 Waikalani Place Unit A306, Mililani 96789 * $449,500

Beds:	**2**	MLS#:	**202408398, FS**	Year Built:	**1973**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**799**	List Date & DOM:	**04-19-2024** & **76**	Total Parking:	**2**
Land Sq. Ft.:	**175,024**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**97**	Frontage:		Building:	**$279,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$115/2024**	Land:	**$114,300**
Total Sq. Ft.	**896**	Neighborhood:	**Waipio Acres-waikalani Woodlands**	Total:	**$394,100**
Maint./Assoc.	**$693 / $40**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 2**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**None, Garden, Sunrise, Sunset**		

Public Remarks: Welcome to Valleyview Melemanu! This rarely available third-floor condo is conveniently accessed directly from the parking stall! No stairs or elevator to take! This home features an open floor plan with lots of natural lighting. Completely renovated with all new appliances, luxury vinyl flooring, and new paint. Fully renovated bathroom and newly painted patio. Comes with TWO covered assigned parking stalls. This is a great opportunity to move in or rent as an investment. A short distance away from Mililani Town Center! Conveniently located just minutes away from Shopping, restaurants, and easy access to the H-1 freeway. The seller is motivated, and the home is easy to see! **Sale Conditions:** None **Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
95-2043 Waikalani Place A306	$449,500	2 & 1/0	799 | $563	175,024 | $3	76

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2043 Waikalani Place A306	$115 | $693 | $40	$114,300	$279,800	$394,100	114%	1973 & 2024

95-2043 Waikalani Place A306 - MLS#: 202408398 - Welcome to Valleyview Melemanu! This rarely available third-floor condo is conveniently accessed directly from the parking stall! No stairs or elevator to take! This home features an open floor plan with lots of natural lighting. Completely renovated with all new appliances, luxury vinyl flooring, and new paint. Fully renovated bathroom and newly painted patio. Comes with TWO covered assigned parking stalls. This is a great opportunity to move in or rent as an investment. A short distance away from Mililani Town Center! Conveniently located just minutes away from Shopping, restaurants, and easy access to the H-1 freeway. The seller is motivated, and the home is easy to see! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** None, Garden, Sunrise, Sunset **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market