

**Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G106, Mililani 96789 \* \$360,000**

Beds: <b>1</b>	MLS#: <b>202411555, FS</b>	Year Built: <b>1973</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>607</b>	List Date & DOM: <b>06-06-2024 &amp; 20</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>182,124</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$253,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$39/2023</b>	Land: <b>\$79,000</b>
Total Sq. Ft. <b>607</b>	<b>Waipio Acres-</b> Neighborhood: <b>waikalani</b> <b>Woodlands</b>	Total: <b>\$332,500</b>
Maint./Assoc. <b>\$608 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1, Guest, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>Garden</b>	

**Public Remarks:** This highly desired ground floor 1bdrm 1bath townhome has been beautifully renovated. Includes hardwood cabinets, quartz countertops, stainless steel appliances and a stackable washer/dryer in the kitchen, updated bathroom and walk in closet. Unit comes with 1 assigned parking stall. 2 large lanais overlook a lush park, perfect for relaxing. The pet-friendly (verify) building adds to the sense of community. Cathedral Point Melemanu offers a Community Pool, Recreation area, and Public Park across the street. North shore is just 15 minutes away and Honolulu is 25 minutes away. Water, Sewer, and Trash Removal are included with the maintenance fee. Centrally located near major military installations, schools, and parks, convenient access to Mililani Shopping Center, Town Center of Mililani, and major freeway access. Embrace a lifestyle of convenience and modern living! No Open Houses. Private Showings Only. **Sale Conditions:** Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">95-045 Waikalani Drive G106</a>	<a href="#">\$360,000</a>	1 & 1/0	607   \$593	182,124   \$2	20

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">95-045 Waikalani Drive G106</a>	\$39   \$608   \$0	\$79,000	\$253,500	\$332,500	108%	1973 & NA

[95-045 Waikalani Drive G106](#) - MLS#: [202411555](#) - This highly desired ground floor 1bdrm 1bath townhome has been beautifully renovated. Includes hardwood cabinets, quartz countertops, stainless steel appliances and a stackable washer/dryer in the kitchen, updated bathroom and walk in closet. Unit comes with 1 assigned parking stall. 2 large lanais overlook a lush park, perfect for relaxing. The pet-friendly (verify) building adds to the sense of community. Cathedral Point Melemanu offers a Community Pool, Recreation area, and Public Park across the street. North shore is just 15 minutes away and Honolulu is 25 minutes away. Water, Sewer, and Trash Removal are included with the maintenance fee. Centrally located near major military installations, schools, and parks, convenient access to Mililani Shopping Center, Town Center of Mililani, and major freeway access. Embrace a lifestyle of convenience and modern living! No Open Houses. Private Showings Only. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Garden **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market