

Cathedral Pt-Melemanu 95-045 Waikalani Drive Unit G203, Mililani 96789 * Cathedral Pt-Melemanu * \$419,900

Beds: 2	MLS#: 202412650, FS	Year Built: 1973
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 799	List Date & DOM: 06-06-2024 & 20	Total Parking: 1
Land Sq. Ft.: 182,124	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage: Other	Building: \$298,200
Sq. Ft. Other: 0	Tax/Year: \$116/2023	Land: \$99,800
Total Sq. Ft. 896	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$398,000
Maint./Assoc. \$720 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Covered - 1	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: Other	

Public Remarks: NO STAIRS! Located on the 2nd floor with assigned covered parking stall that is also located on the 2nd floor of parking garage. This unit is near the walkway that leads to the unit with no curb or stairs, making it wheel chair accessible. This beautiful unit is located in the central location of Oahu. It is a well maintained unit with 2 Bedroom/ 1bath. Great amenities such as pool, recreation room, and resident manager and just a 15 minute drive to the North Shore beaches, conveniently located close to shopping centers, Walmart, gyms, and freeway ramps. **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
95-045 Waikalani Drive G203	\$419,900	2 & 1/0	799 \$526	182,124 \$2	97	49%	2	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-045 Waikalani Drive G203	\$116 \$720 \$0	\$99,800	\$298,200	\$398,000	106%	1973 & NA

[95-045 Waikalani Drive G203](#) - MLS#: [202412650](#) - NO STAIRS! Located on the 2nd floor with assigned covered parking stall that is also located on the 2nd floor of parking garage. This unit is near the walkway that leads to the unit with no curb or stairs, making it wheel chair accessible. This beautiful unit is located in the central location of Oahu. It is a well maintained unit with 2 Bedroom/ 1bath. Great amenities such as pool, recreation room, and resident manager and just a 15 minute drive to the North Shore beaches, conveniently located close to shopping centers, Walmart, gyms, and freeway ramps. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Other **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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