

Waikalani Woodlands 95-269 Waikalani Drive Unit C306, Mililani 96789 * Waikalani

Woodlands * \$535,000

Beds: 3	MLS#: 202412677, FS	Year Built: 1976
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,023	List Date & DOM: 06-06-2024 & 24	Total Parking: 2
Land Sq. Ft.: 1,135,914	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 97	Frontage:	Building: \$86,200
Sq. Ft. Other: 0	Tax/Year: \$55/2023	Land: \$302,200
Total Sq. Ft. 1,120	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$388,400
Maint./Assoc. \$880 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Experience tranquility in Launani Valley at Waikalani Woodlands. This private end unit features 3 bedrooms, 2 bathrooms, and 1,023 sq. ft. of living space, plus a 97 sq. ft. lanai with 2 assigned covered parking spaces. The primary bedroom with an ensuite is separated from the two guest bedrooms by a spacious living area. The home includes a refrigerator, range, dishwasher, disposal, ceiling fans, and washer/dryer. Community amenities include a resident manager, security guards, BBQ area, swimming pool, tennis court, dog park, walking paths, and a playground. Water, sewer, cable, and internet are included. Despite the serenity, you're just 5 minutes from Wahiawa, Schofield Barracks, and Mililani Town. Discover the perfect blend of nature and convenience. **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
95-269 Waikalani Drive C306	\$535,000	3 & 2/0	1,023 \$523	1,135,914 \$0	97	65%	3	24

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-269 Waikalani Drive C306	\$55 \$880 \$0	\$302,200	\$86,200	\$388,400	138%	1976 & NA

[95-269 Waikalani Drive C306](#) - MLS#: [202412677](#) - Experience tranquility in Launani Valley at Waikalani Woodlands. This private end unit features 3 bedrooms, 2 bathrooms, and 1,023 sq. ft. of living space, plus a 97 sq. ft. lanai with 2 assigned covered parking spaces. The primary bedroom with an ensuite is separated from the two guest bedrooms by a spacious living area. The home includes a refrigerator, range, dishwasher, disposal, ceiling fans, and washer/dryer. Community amenities include a resident manager, security guards, BBQ area, swimming pool, tennis court, dog park, walking paths, and a playground. Water, sewer, cable, and internet are included. Despite the serenity, you're just 5 minutes from Wahiawa, Schofield Barracks, and Mililani Town. Discover the perfect blend of nature and convenience. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** None **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