Waikalani Woodlands 95-269 Waikalani Drive Unit C306, Mililani 96789 * $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.	DOM
95-269 Waikalani Drive C306	$535,000	3 & 2/0	1,023 | $523	1,135,914 | $0	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