Valleyview Melemanu 95-2047 Waikalani Place Unit D403, Mililani 96789 * $395,000

Beds:	**1**	MLS#:	**202414515, FS**	Year Built:	**1973**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2020**
Living Sq. Ft.:	**607**	List Date & DOM:	**06-21-2024** & **4**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**97**	Frontage:		Building:	**$238,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$61/2024**	Land:	**$86,800**
Total Sq. Ft.	**704**	Neighborhood:	**Waipio Acres-waikalani Woodlands**	Total:	**$325,200**
Maint./Assoc.	**$585 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**4-7 / No**
Parking:	**Assigned, Guest, Open - 1**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**Garden**		

Public Remarks: Impressively remodeled highly sought after one bedroom corner unit with 1 assigned parking stall conveniently located just 5 stalls next to the elevator. This one bedroom unit offers a complete renovation including kitchen window roller shades, luxury vinyl Plank throughout apartment. New ceiling lights fixtures and Kitchen pendant lights add a modern feel to the unit. Upgraded Kitchen with soft close cabinets, stainless steel stove and refrigerator and stainless steel under-mount sink with disposal adds to the modern feel of the kitchen with the new countertops and backsplash. Washer/Dryer unit is conveniently tucked away allowing for ease of use. The bedroom is spacious and attached bathroom has been completely remodeled with new flooring, vanity, sink and fixtures. A spacious walk in closet allows for ample storage and organization. Large lanai offers an unobstructed private view. This unit has the convenience of elevator access and proximity to its designated parking allowing for convenience with groceries. Convenient trash chute. Accessible jogging path and dog walking area. Don't miss this opportunity to call it home! **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
95-2047 Waikalani Place D403	$395,000	1 & 1/0	607 | $651	0 | $inf	4

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2047 Waikalani Place D403	$61 | $585 | $0	$86,800	$238,400	$325,200	121%	1973 & 2020

95-2047 Waikalani Place D403 - MLS#: 202414515 - Impressively remodeled highly sought after one bedroom corner unit with 1 assigned parking stall conveniently located just 5 stalls next to the elevator. This one bedroom unit offers a complete renovation including kitchen window roller shades, luxury vinyl Plank throughout apartment. New ceiling lights fixtures and Kitchen pendant lights add a modern feel to the unit. Upgraded Kitchen with soft close cabinets, stainless steel stove and refrigerator and stainless steel under-mount sink with disposal adds to the modern feel of the kitchen with the new countertops and backsplash. Washer/Dryer unit is conveniently tucked away allowing for ease of use. The bedroom is spacious and attached bathroom has been completely remodeled with new flooring, vanity, sink and fixtures. A spacious walk in closet allows for ample storage and organization. Large lanai offers an unobstructed private view. This unit has the convenience of elevator access and proximity to its designated parking allowing for convenience with groceries. Convenient trash chute. Accessible jogging path and dog walking area. Don't miss this opportunity to call it home! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Garden **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