

Spruce Ridge Villas 94-1030 Anania Circle Unit 80, Honolulu 96789 * Spruce Ridge Villas *

\$660,000

Beds: 2	MLS#: 202416635, FS	Year Built: 1973
Bath: 1/1	Status: Active	Remodeled: 2022
Living Sq. Ft.: 1,127	List Date & DOM: 07-22-2024 & 5	Total Parking: 2
Land Sq. Ft.: 415,867	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 200	Frontage:	Building: \$273,200
Sq. Ft. Other: 0	Tax/Year: \$130/2024	Land: \$291,200
Total Sq. Ft. 1,327	Neighborhood: Mililani Area	Total: \$564,400
Maint./Assoc. \$476 / \$50	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Covered - 1, Garage, Guest, Open - 1, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden	

Public Remarks: First Open House this Saturday 7/27 from 2-5pm! Welcome Home to this charming townhome in the premier Spruce Ridge Villas subdivision located in award-winning Mililani Town. The home offers a cozy living space with a total of 1,127 sqft spread over 2 stories. This property is perfect for a small family or individuals looking for a low-maintenance home. This home has been remodeled within the last two years and includes: newly installed Mitsubishi Split AC's in each room, all new Diamondhead windows and sliding glass doors and a new Larson security door. New recessed lighting installed downstairs & all new appliances: Washer/Dryer, 40-gallon Water Heater, Refrigerator, Range Oven, Microwave Hood and Dishwasher plus all new six-panel doors throughout. New Ceiling fans in bedrooms, new light fixtures in hall on second level. Finished garage (closed in walls) with fire rated garage door and a new pulldown ladder to storage area. Fully remodeled full bath plus the popcorn ceiling has been removed throughout the entire home. Don't miss out on the great opportunity to own this fabulous townhome with its own community swimming pool & hot tub plus access to 7 recreation centers in Mililani. **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1030 Anania Circle 80	\$660,000	2 & 1/1	1,127 \$586	415,867 \$2	200	71%	0	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1030 Anania Circle 80	\$130 \$476 \$50	\$291,200	\$273,200	\$564,400	117%	1973 & 2022

[94-1030 Anania Circle 80](#) - MLS#: [202416635](#) - First Open House this Saturday 7/27 from 2-5pm! Welcome Home to this charming townhome in the premier Spruce Ridge Villas subdivision located in award-winning Mililani Town. The home offers a cozy living space with a total of 1,127 sqft spread over 2 stories. This property is perfect for a small family or individuals looking for a low-maintenance home. This home has been remodeled within the last two years and includes: newly installed Mitsubishi Split AC's in each room, all new Diamondhead windows and sliding glass doors and a new Larson security door. New recessed lighting installed downstairs & all new appliances: Washer/Dryer, 40-gallon Water Heater, Refrigerator, Range Oven, Microwave Hood and Dishwasher plus all new six-panel doors throughout. New Ceiling fans in bedrooms, new light fixtures in hall on second level. Finished garage (closed in walls) with fire rated garage door and a new pulldown ladder to storage area. Fully remodeled full bath plus the popcorn ceiling has been removed throughout the entire home. Don't miss out on the great opportunity to own this fabulous townhome with its own community swimming pool & hot tub plus access to 7 recreation centers in Mililani. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Excellent, Above Average **Parking:** Covered - 1, Garage, Guest, Open - 1, Street **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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