6682 Wana Place Unit 3, Wailua 96712

Status: Sold	MLS#: **2602721**	Parcel#: **1-6-6-014-012-0003**
List Price: $599,000	Original Price: $628,800	Price Change: $-29,800
Beds: 3 | Baths: 1/0	Year Built: 1957	Remodeled: 2003
Region: North Shore	Neighborhood: Waialua	Building:
Living Sq Ft: 1,088	Other Sq Ft: 448	Total Sq Ft: 1,536
Land Sq Ft: 5,161	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 02-05-2006	Days on Market: 43
View: Other	Frontage: Other	Type: Single Family
Assessed Building: $126,800	Assessed Land: $211,600	Assessed Value: $338,400
Taxes: $87 | Year: 2005	Maintenence Fee: $100	Association Fee: $0
Flood Zone: Zone VE	Stories: One	CPR: No
Condition: Excellent	Parking: 2 Car	Zoning: 56 - Country District
Close Price: $599,000	Close Date: 04-17-2006	Financing: Cash | Concessions:
Elementary: Haleiwa	Middle School: Waialua	High School: Waialua

Public Remarks: A GEM IN THE ROUGH! FELL OUT OF ESCROW. CHECK OUT THIS HOME IN HALEIWA HALE. MANY UPGRADES. INCLUDES FLOORING,PLUMBING, ELECTRICAL, ROOFING ETC. STAKING COMPLETED. HOME FUMIGATED 2/1/06. EASY FLOWING FLOOR PLAN WITH SECURED GARAGE. HOME IS IN EXCELLENT MOVE IN CONDITION AND PRICED TO SELL. SELLERS ARE MOTIVATED. SOLD 'AS IS'. **Sale Conditions:** * Photos, History

Inclusions: AC Window Unit, Cable TV, Ceiling Fan, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** Landscaped **Utilities:** Cesspool, Overhead Electricity, Public Water, Septic, Telephone **Construction:** Double Wall, Other **Lot Features:** Other **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Call Listor, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** CPR **Construction Materials:** Double Wall,Other **Roof:** Aluminum/Steel **Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Key **Easements:** Driveway,Other **Set Backs:** C&C **Special Listing Conditions: Management Company:** PWI REAL ESTATE **Management Company Phone:** 623-2899