Woodcreek, Mililani 96789

Status: Sold	MLS#: **2517447**	Parcel#: **1-9-5-002-036-0091**
List Price: $535,000	Original Price: $565,000	Price Change: $-30,000
Beds: 4 | Baths: 2/1	Year Built: 2000	Remodeled:
Region: Central	Neighborhood: Launani Valley	Building: Woodcreek
Living Sq Ft: 1,332	Other Sq Ft: 0	Total Sq Ft: 1,332
Land Sq Ft: 3,101	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 10-12-2005	Days on Market: 95
View: Mountain	Frontage: Other	Type: Single Family
Assessed Building: $153,100	Assessed Land: $240,900	Assessed Value: $394,000
Taxes: $85 | Year: 2005	Maintenence Fee: $45	Association Fee: $54
Flood Zone: Zone D	Stories: Two	CPR: Yes
Condition: Excellent	Parking: 2 Car, Garage	Zoning: 05 - R-5 Residential District
Close Price: $585,000	Close Date: 03-16-2006	Financing: Conventional | Concessions:
Elementary: Wheeler	Middle School: Wheeler	High School: Leilehua

Public Remarks: PRICE REDUCTION! PRICE REDUCTION!! WOW!!!. LOCATED WITHIN 5-10 MINUTES TO WHEELER ARMY AIR FIELD AND SCHOFIELD BARRACKS. VERY CLOSE TO MILITARY BASE, MILILANI, AND WAHIAWA TOWNS. WE WILL HAVE AN OPEN HOUSE ON SUNDAY, 6 NOV 05 FROM 11:00AM - 3:00PM. PLEASE SUBMIT OFFERS WITH PRE-QUAL LETTERS!! SELL BELOW MARKET VALUE. BRING YOUR OFFER NOW... IT WILL GO FAST!! **Sale Conditions:** * Photos, History

Inclusions: AC Window Unit, Auto Garage Door Opener, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Range/Oven, Refrigerator, Smoke Detector, TV Antenna, Washer **Amenities:** Landscaped, Other, Wall/Fence **Utilities:** Cable, Connected, Sewer Fee, Telephone, Underground Electricity, Water **Construction:** Concrete, Double Wall, Slab, Steel Frame **Lot Features:** Clear **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished: Architectural Style:** Detach Single Family **Construction Materials:** Concrete,Double Wall,Slab,Steel Frame **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions: Management Company:** Certified Mgt **Management Company Phone:** 836-0911