

Woodwinds 1600 Wilikina Drive Unit C/407, Wahiawa 96786 * Woodwinds * \$120,000 ***Originally \$145,000**

Sold Price: \$115,000	Sold Date: 01-28-2011	Sold Ratio: 96%
Beds: 1	MLS#: 1008800, FS	Year Built: 1974
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 506	List Date & DOM: 07-04-2010 & 150	Total Parking: 1
Land Sq. Ft.: 110,599	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 75	Frontage: Other	Building: \$108,100
Sq. Ft. Other: 0	Tax/Year: \$8/2011	Land: \$27,700
Total Sq. Ft. 581	Neighborhood: Wilikina	Total: \$135,800
Maint./Assoc. \$314 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Guest, Open - 1	Frontage: Other	
Zoning :	View: Mountain	

Public Remarks: 'JUST REDUCED TO \$120,000!' WELL-KEPT OWNER-OCCUPIED ONE BEDRM PRICED TO SELL & IDEAL FOR THE FIRST TIME BUYER OR TENANT WHO WANTS TO BEGIN OWNING REAL ESTATE RATHER THAN RENTING! ONE ASSIGNED PARKING STALL & GUEST PARKING, ON-SITE RESIDENT MGR. EVENING SECURITY GUARD SERVICE, & MAINTENANCE FEES INCLUDE HOT & COLD WATER. AMENITIES INCLUDE BBQ, COMMUNITY LAUNDRY, & SWIMMING POOL. EASY TO SEE. **Sale Conditions: Schools:** [Hale Kula](#), [Wheeler](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1600 Wilikina Drive C/407	\$120,000	1 & 1/0	506 \$237	110,599 \$1	75	0%	4	150

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive C/407	\$8 \$314 \$0	\$27,700	\$108,100	\$135,800	88%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive C/407	\$115,000	01-28-2011	96%	79%	Conventional

[1600 Wilikina Drive C/407](#) - MLS#: **1008800** - Original price was \$145,000 - 'JUST REDUCED TO \$120,000!' WELL-KEPT OWNER-OCCUPIED ONE BEDRM PRICED TO SELL & IDEAL FOR THE FIRST TIME BUYER OR TENANT WHO WANTS TO BEGIN OWNING REAL ESTATE RATHER THAN RENTING! ONE ASSIGNED PARKING STALL & GUEST PARKING, ON-SITE RESIDENT MGR. EVENING SECURITY GUARD SERVICE, & MAINTENANCE FEES INCLUDE HOT & COLD WATER. AMENITIES INCLUDE BBQ, COMMUNITY LAUNDRY, & SWIMMING POOL. EASY TO SEE. **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** **Sale Conditions: Schools:** [Hale Kula](#), [Wheeler](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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