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