

Woodwinds 1600 Wilikina Drive Unit A706, Wahiawa 96786 * Woodwinds * \$165,000 *

Originally \$155,000

Sold Price: \$145,000	Sold Date: 03-22-2013	Sold Ratio: 88%
Beds: 2	MLS#: 1201253, FS	Year Built: 1974
Bath: 1/0	Status: Sold	Remodeled: 2011
Living Sq. Ft.: 765	List Date & DOM: 02-02-2012 & 348	Total Parking: 1
Land Sq. Ft.: 110,599	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 144	Frontage: Other	Building: \$123,000
Sq. Ft. Other: 0	Tax/Year: \$49/2011	Land: \$43,400
Total Sq. Ft. 909	Neighborhood: Wilikina	Total: \$166,400
Maint./Assoc. \$492 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 1, Garage, Guest	Frontage: Other	
Zoning :	View: Mountain	

Public Remarks: Excellent Investment near to Scholfield & Wheeler! Easy to Rent! Wonderful breezy unit on high floor. Beautiful open view of park (field). 2011 Renovated Kitchen cabinets and counters. All appliances changed to new within the last 3 yrs. Property is Rented at \$1400 + \$75 for electric. Ideal purchase for investor. Incl. community laundry (same floor), BBQ Area and swimming pool. NOT A SHORT-SALE **Sale Conditions:** None **Schools:** [Hale Kula](#), [Wahiawa](#), [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 A706	\$165,000	2 & 1/0	765 \$216	110,599 \$1	144	24%	7	348

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive A706	\$49 \$492 \$0	\$43,400	\$123,000	\$166,400	99%	1974 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive A706	\$145,000	03-22-2013	88%	94%	VA

[1600 Wilikina Drive A706](#) - MLS#: [1201253](#) - Original price was \$155,000 - Excellent Investment near to Scholfield & Wheeler! Easy to Rent! Wonderful breezy unit on high floor. Beautiful open view of park (field). 2011 Renovated Kitchen cabinets and counters. All appliances changed to new within the last 3 yrs. Property is Rented at \$1400 + \$75 for electric. Ideal purchase for investor. Incl. community laundry (same floor), BBQ Area and swimming pool. NOT A SHORT-SALE **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** **Sale Conditions:** None **Schools:** [Hale Kula](#), [Wahiawa](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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