Woodwinds 1600 Wilikina Drive Unit C304, Wahiawa 96786 * Woodwinds * $310,000

Sold Price: $320,000	Sold Date: 03-03-2022	Sold Ratio: 103%
Beds: **2**	MLS#: **202200867, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **765**	List Date & DOM: **01-14-2022** & **3**	Total Parking: **1**
Land Sq. Ft.: **110,599**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **144**	Frontage: **Lake/Pond**	Building: **$201,500**
Sq. Ft. Other: **0**	Tax/Year: **$76/2022**	Land: **$82,600**
Total Sq. Ft. **909**	Neighborhood: **Wilikina**	Total: **$284,100**
Maint./Assoc. **$666 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1**	Frontage: **Lake/Pond**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **None**	

Public Remarks: Open House on 1/23/2022 cancelled. Currently the best valued 2 bedroom condo in the area! Schedule your showing today, this property will not last long. This property was fully remodeled in 2018 with a brand new kitchen where all appliances and cabinets were replaced, the bathroom was completely remodeled as well and new ceramic tile flooring was installed throughout. The property features 2 bedrooms and 1 bathroom and a large lanai which spans the entire length of the unit. The building is located just across the street from Schofield Barracks and Wheeler Air Force Base. It's also right down the street from central Wahiawa with many great amenities like restaurants and shopping. Costco is also right down the highway about about 10 minutes away by car and the North Shore is also very accessible situated only 15 minutes away by car. The location is very central and at this price, we're currently the best valued property in this category on the market (the next 2 bedroom unit is currently priced at $340,000) so we're confident that this won't last long. **Sale Conditions:** None **Schools:** , , * 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 C304	$310,000	2 & 1/0	765 | $405	110,599 | $3	144	75%	3	3

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive C304	$76 | $666 | $0	$82,600	$201,500	$284,100	109%	1974 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive C304	$320,000	03-03-2022	103%	103%	VA

1600 Wilikina Drive C304 - MLS#: 202200867 - Open House on 1/23/2022 cancelled. Currently the best valued 2 bedroom condo in the area! Schedule your showing today, this property will not last long. This property was fully remodeled in 2018 with a brand new kitchen where all appliances and cabinets were replaced, the bathroom was completely remodeled as well and new ceramic tile flooring was installed throughout. The property features 2 bedrooms and 1 bathroom and a large lanai which spans the entire length of the unit. The building is located just across the street from Schofield Barracks and Wheeler Air Force Base. It's also right down the street from central Wahiawa with many great amenities like restaurants and shopping. Costco is also right down the highway about about 10 minutes away by car and the North Shore is also very accessible situated only 15 minutes away by car. The location is very central and at this price, we're currently the best valued property in this category on the market (the next 2 bedroom unit is currently priced at $340,000) so we're confident that this won't last long. **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** None **Frontage:** Lake/Pond **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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