

1269 California Avenue Unit A, Wahiawa 96786 ** \$825,000

Bed(s): 3	MLS#: 202404345, FS	Year Built: 2007
Bath: 3/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,488	List Date & DOM: 02-27-2024 & 23	Total Parking: 4
Land Sq. Ft.: 4,378	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$326,700
Sq. Ft. Other: 0	Tax/Year: \$250/2023	Land: \$531,900
Total Sq. Ft. 1,488	Neighborhood: Wahiawa Area	Total: \$858,600
Maint./Assoc. \$0 / \$0	Flood Zone: Zone D - Tool	Stories / CPR: One / Yes
Parking: 3 Car+, Driveway, Garage, Street	Frontage:	
Zoning: 05 - R-5 Residential District	View: None	

Public Remarks: LISTED BELOW TAX VALUE!! INSTANT EQUITY!! VA ASSUMABLE LOAN 3.25%***** (MILITARY ONLY PLEASE!) MOTIVATED SELLER! BRING YOUR OFFER! Beautifully and totally remodeled open concept spacious home with 3 bedrooms, 3 full bathrooms. Generously sized Primary bedroom, a gorgeous ensuite bathroom with a large tub and a large walk-in closet and a sliding glass door that leads out to the backyard. The 2 other well-appointed bedrooms are on the opposite side of the home from the primary bedroom. The kitchen is completely open with a large bar with stainless steel kitchen appliances. Home also has an attached 2 car garage and 4 tandem parking spots. Conveniently located near Schofield Barracks, Wheeler Army base, Dole Plantation and the world-famous North Shore. 18 miles to the airport and 20 miles to Honolulu. You don't want to miss this one! Bring your buyers! **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
1269 California Avenue A	\$825,000	3 & 3/0	1,488 \$554	4,378 \$188	0	0%	0	23

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1269 California Avenue A	\$250 \$0 \$0	\$531,900	\$326,700	\$858,600	96%	2007 & NA

1269 California Avenue A - MLS#: **202404345** - LISTED BELOW TAX VALUE!! INSTANT EQUITY!! VA ASSUMABLE LOAN 3.25%***** (MILITARY ONLY PLEASE!) MOTIVATED SELLER! BRING YOUR OFFER! Beautifully and totally remodeled open concept spacious home with 3 bedrooms, 3 full bathrooms. Generously sized Primary bedroom, a gorgeous ensuite bathroom with a large tub and a large walk-in closet and a sliding glass door that leads out to the backyard. The 2 other well-appointed bedrooms are on the opposite side of the home from the primary bedroom. The kitchen is completely open with a large bar with stainless steel kitchen appliances. Home also has an attached 2 car garage and 4 tandem parking spots. Conveniently located near Schofield Barracks, Wheeler Army base, Dole Plantation and the world-famous North Shore. 18 miles to the airport and 20 miles to Honolulu. You don't want to miss this one! Bring your buyers! **Region:** Central **Neighborhood:** Wahiawa Area **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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