

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

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

**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
<a href="#">1269 California Avenue A</a>	<a href="#">\$825,000</a>	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
<a href="#">1269 California Avenue A</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