

**2118 California Avenue, Wahiawa 96786 \* \* \$739,000 \* Originally \$790,000**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                | MLS#: <b>202406406, FS</b>                        | Year Built: <b>1961</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Active Under Contract</b>              | Remodeled: <b>2021</b>         |
| Living Sq. Ft.: <b>1,164</b>                                  | List Date & DOM: <b>03-14-2024 &amp; 47</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>5,104</b>                                    | Condition: <b>Above Average, Average</b>          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:                                         | Building: <b>\$184,200</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$118/2023</b>                       | Land: <b>\$624,200</b>         |
| Total Sq. Ft. <b>1,164</b>                                    | Neighborhood: <b>Wahiawa Heights</b>              | Total: <b>\$808,400</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>2 Car, Carport, Driveway</b>                      | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** \*\*\*\$20,000 SELLER CONCESSION for buyers to use toward 2-1 buy down or closing costs\*\*\*Cozy and spacious 3BR/2 Full BATH/ 2 Pkg Carport with drive way. Beautiful lush front and back yard area. Carport and drive way on the corner. Partial renovation in 2020 (paint & flooring). Close by H1/H2 freeway access, Schofield Barracks, Wheeler Air Force Base, Wahiawa town eateries, Mililani Town, shopping and more! (Public record shows property data as 2BR and 1,014 square feet. TMK does not match home. Buyer due diligence) **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="#">2118 California Avenue</a> | \$739,000 | 3 & 2/0  | 1,164   \$635 | 5,104   \$145 | 0     | 0%   | 0  | 47  |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2118 California Avenue</a> | \$118   \$0   \$0   | \$624,200     | \$184,200         | \$808,400      | 91%   | 1961 & 2021      |

**2118 California Avenue** - MLS#: **202406406** - Original price was \$790,000 - \*\*\*\$20,000 SELLER CONCESSION for buyers to use toward 2-1 buy down or closing costs\*\*\*Cozy and spacious 3BR/2 Full BATH/ 2 Pkg Carport with drive way. Beautiful lush front and back yard area. Carport and drive way on the corner. Partial renovation in 2020 (paint & flooring). Close by H1/H2 freeway access, Schofield Barracks, Wheeler Air Force Base, Wahiawa town eateries, Mililani Town, shopping and more! (Public record shows property data as 2BR and 1,014 square feet. TMK does not match home. Buyer due diligence) **Region:** Central **Neighborhood:** Wahiawa Heights **Condition:** Above Average, Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 2 **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