Woodwinds 1600 Wilikina Drive Unit A/304, Wahiawa 96786 * Woodwinds * $85,000

Sold Price: $80,000	Sold Date: 03-23-2004	Sold Ratio: 94%
Beds: **2**	MLS#: **2315863, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **765**	List Date & DOM: **11-26-2003** & **72**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **144**	Frontage: **Lake/Pond**	Building: **$37,000**
Sq. Ft. Other: **0**	Tax/Year: **$19/2003**	Land: **$20,700**
Total Sq. Ft. **909**	Neighborhood: **Wilikina**	Total: **$57,700**
Maint./Assoc. **$357 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Guest, Open - 1**	Frontage: **Lake/Pond**	
Zoning:	View: **None**	

Public Remarks: Cool, quiet unit in secured building. Serene, lakefront/trees atmosphere. Convenient location near Schofield and Wahiawa business community. Rental unit-clean comdition but in need of updating. Maintenance fee also includes electricity. **Sale Conditions: 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 A/304	$85,000	2 & 1/0	765 | $111	0 | $inf	144	0%	3	72

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive A/304	$19 | $357 | $0	$20,700	$37,000	$57,700	147%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive A/304	$80,000	03-23-2004	94%	94%	Conventional

1600 Wilikina Drive A/304 - MLS#: 2315863 - Cool, quiet unit in secured building. Serene, lakefront/trees atmosphere. Convenient location near Schofield and Wahiawa business community. Rental unit-clean comdition but in need of updating. Maintenance fee also includes electricity. **Region:** Central **Neighborhood:** Wilikina **Condition:** Fair **Parking:** Guest, Open - 1 **Total Parking:** 1 **View:** None **Frontage:** Lake/Pond **Pool: Zoning: Sale Conditions: Schools:** Hale Kula, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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