Woodwinds 1600 Wilikina Drive Unit C/403, Wahiawa 96786 * Woodwinds * $162,000 * Originally $179,999

Sold Price: $160,000	Sold Date: 09-12-2006	Sold Ratio: 99%
Beds: **1**	MLS#: **2606661, FS**	Year Built: **1991**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **506**	List Date & DOM: **04-02-2006** & **103**	Total Parking: **1**
Land Sq. Ft.: **110,599**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **75**	Frontage: **Lake/Pond**	Building: **$62,300**
Sq. Ft. Other: **0**	Tax/Year: **$36/2005**	Land: **$13,200**
Total Sq. Ft. **581**	Neighborhood: **Wilikina**	Total: **$75,500**
Maint./Assoc. **$247 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Covered - 1**	Frontage: **Lake/Pond**	
Zoning:	View: **Garden**	

Public Remarks: Great starter home! 1 bedroom 1 bath 1 parking condo on Desired C building unit close to swimming pool on quiet side of bldg. Onsite resident manager,pool, BBQ, bike,24 hr security, and jogging path Unit currently vacant. Located close to Schofield Barracks, busline, and minutes away to the North Shore of O'ahu...Vacant and easy to show!!! LOWEST PRICE 1 BEDROOM ON MARKET!!!! PRICED TO SELL! **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 C/403	**$162,000**	1 & 1/0	506 | $320	110,599 | $1	75	0%	4	103

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive C/403	$36 | $247 | $0	$13,200	$62,300	$75,500	215%	1991 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive C/403	$160,000	09-12-2006	99%	89%	Conventional

1600 Wilikina Drive C/403 - MLS#: 2606661 - Original price was $179,999 - Great starter home! 1 bedroom 1 bath 1 parking condo on Desired C building unit close to swimming pool on quiet side of bldg. Onsite resident manager,pool, BBQ, bike,24 hr security, and jogging path Unit currently vacant. Located close to Schofield Barracks, busline, and minutes away to the North Shore of O'ahu...Vacant and easy to show!!! LOWEST PRICE 1 BEDROOM ON MARKET!!!! PRICED TO SELL! **Region:** Central **Neighborhood:** Wilikina **Condition:** Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Garden **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