## Woodwinds 1600 Wilikina Drive Unit C/507, Wahiawa 96786 * Woodwinds * $139,000 * Originally $170,000

| | | |
|---|---|---|
| Sold Price: $145,000 | Sold Date: 01-11-2007 | Sold Ratio: 104% |
| Beds: **1** | MLS#: **2616203, FS** | Year Built: **1974** |
| Bath: **1/0** | Status: **Sold** | Remodeled: |
| Living Sq. Ft.: **506** | List Date & DOM: **08-29-2006** & **85** | Total Parking: **1** |
| Land Sq. Ft.: **110,599** | Condition: **Average** | Assessed Value |
| Lanai Sq. Ft.: **75** | Frontage: **Lake/Pond** | Building: **$99,800** |
| Sq. Ft. Other: **0** | Tax/Year: **$35/2006** | Land: **$13,200** |
| Total Sq. Ft. **581** | Neighborhood: **Wilikina** | Total: **$113,000** |
| Maint./Assoc. **$240 / $0** | Flood Zone: **Zone D - Tool** | Stories / CPR: **/ No** |
| Parking: **Assigned, Covered - 1, Guest** | Frontage: **Lake/Pond** | |
| Zoning: | View: **Mountain** | |

**Public Remarks:** Well managed secured building with onsite manager next to serene Lake Wilson, near Schofield on busline, jogging trail, night security, walking paths, BBQ & picnic area & pool. Tenant lease expires 3/1/07. **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/507 | **$139,000** | 1 & 1/0 | 506 \| $275 | 110,599 \| $1 | 75 | 0% | 7 | 85 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 1600 Wilikina Drive C/507 | $35 \| $240 \| $0 | $13,200 | $99,800 | $113,000 | 123% | 1974 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 1600 Wilikina Drive C/507 | $145,000 | 01-11-2007 | 104% | 85% | Conventional |

1600 Wilikina Drive C/507 - MLS#: 2616203 - Original price was $170,000 - Well managed secured building with onsite manager next to serene Lake Wilson, near Schofield on busline, jogging trail, night security, walking paths, BBQ & picnic area & pool. Tenant lease expires 3/1/07. **Region:** Central **Neighborhood:** Wilikina **Condition:** Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Mountain **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