

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