Woodwinds 1600 Wilikina Drive Unit B/309, Wahiawa 96786 * Woodwinds * $167,500 * Originally $169,000

Sold Price: $162,500	Sold Date: 01-03-2007	Sold Ratio: 97%
Beds: **1**	MLS#: **2617416, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **506**	List Date & DOM: **09-19-2006** & **67**	Total Parking: **1**
Land Sq. Ft.: **110,599**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **75**	Frontage: **Lake/Pond**	Building: **$98,800**
Sq. Ft. Other: **0**	Tax/Year: **$25/2006**	Land: **$13,200**
Total Sq. Ft. **581**	Neighborhood: **Wilikina**	Total: **$112,000**
Maint./Assoc. **$247 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Guest, Open - 1**	Frontage: **Lake/Pond**	
Zoning:	View: **Marina/Canal**	

Public Remarks: NICE VIEW OF LAKE WILSON. LOCATED NEXT TO SCHOFIELD BARRACKS, SAVE GAS MONEY & TRAFFIC HASSLES BY WALKING OR RIDING BIKE TO THE JOB. THIS IS ONE OF THE LOWEST PRICED 1BDR/1BTH FEE SIMPLE CONDOS ON OAHU. ALSO, IN AN AREA WITH A GROWING MILITARY BASE, THIS CERTAINLY MAKES A GREAT PLACE FOR LIVE-IN AND/OR INVESTMENT PURPOSES. SOLD 'AS IS'.PREQUAL W/ OFFER. ESCROW:GAIL LAYCO @ SECURITY TITLE AIEA. **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 B/309	**$167,500**	1 & 1/0	506 | $331	110,599 | $2	75	0%	3	67

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive B/309	$25 | $247 | $0	$13,200	$98,800	$112,000	150%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive B/309	$162,500	01-03-2007	97%	96%	Conventional 4875

1600 Wilikina Drive B/309 - MLS#: 2617416 - Original price was $169,000 - NICE VIEW OF LAKE WILSON. LOCATED NEXT TO SCHOFIELD BARRACKS, SAVE GAS MONEY & TRAFFIC HASSLES BY WALKING OR RIDING BIKE TO THE JOB. THIS IS ONE OF THE LOWEST PRICED 1BDR/1BTH FEE SIMPLE CONDOS ON OAHU. ALSO, IN AN AREA WITH A GROWING MILITARY BASE, THIS CERTAINLY MAKES A GREAT PLACE FOR LIVE-IN AND/OR INVESTMENT PURPOSES. SOLD 'AS IS'.PREQUAL W/ OFFER. ESCROW:GAIL LAYCO @ SECURITY TITLE AIEA. **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Marina/Canal **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