191 Dole Road, Wahiawa 96786 * $855,000 * Originally $925,000

Sold Price: $845,000	Sold Date: 07-19-2019	Sold Ratio: 99%
Beds: **2**	MLS#: **201900592, FS**	Year Built: **1985**
Bath: **2/1**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **1,852**	List Date & DOM: **01-08-2019** & **127**	Total Parking: **4**
Land Sq. Ft.: **14,623**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **252**	Frontage:	Building: **$283,500**
Sq. Ft. Other: **14,623**	Tax/Year: **$192/2018**	Land: **$548,800**
Total Sq. Ft. **16,727**	Neighborhood: **Wahiawa Heights**	Total: **$832,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Garage**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Garden**	

Public Remarks: MOTIVATED SELLER $70,000 PRICE REDUCTION. $5,000 CASH to buyer submitting full price offer by 5/15/19. Perimeter lot w/lush green forestry below. Located above a gulch area this two bedroom/ two and a half bath custom home is the dream home for those who love privacy! A large lot with room to expand and located at the end of the street with a long driveway leading to the home. Upgrades include beautiful monkeypod floors, corian counter-tops, new carpet. Home features large patio area overseeing the forest and the stream below. All exterior of the home is glass, 70 ft sky lite and custom painting by Ron Artis create an unique atmosphere and make this home one of a kind. Studio potential on basement level. Bullnose corners, imperial plaster, #220 in garage for electrical car; 50% cantilever allows use of front yard for ADU.
Sale Conditions: None **Schools:** Iliahi, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info















Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
191 Dole Road	**$855,000**	2 & 2/1	1,852 | $462	14,623 | $58	127

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
191 Dole Road	$192 | $0 | $0	$548,800	$283,500	$832,300	103%	1985 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
191 Dole Road	$845,000	07-19-2019	99%	91%	VA

191 Dole Road - MLS#: 201900592 - Original price was $925,000 - MOTIVATED SELLER $70,000 PRICE REDUCTION. $5,000 CASH to buyer submitting full price offer by 5/15/19. Perimeter lot w/lush green forestry below. Located above a gulch area this two bedroom/ two and a half bath custom home is the dream home for those who love privacy! A large lot with room to expand and located at the end of the street with a long driveway leading to the home. Upgrades include beautiful monkeypod floors, corian counter-tops, new carpet. Home features large patio area overseeing the forest and the stream below. All exterior of the home is glass, 70 ft sky lite and custom painting by Ron Artis create an unique atmosphere and make this home one of a kind. Studio potential on basement level. Bullnose corners, imperial plaster, #220 in garage for electrical car; 50% cantilever allows use of front yard for ADU. **Region:** Central **Neighborhood:** Wahiawa Heights **Condition:** Excellent **Parking:** 3 Car+, Garage **Total Parking:** 4 **View:** Garden **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Iliahi, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market