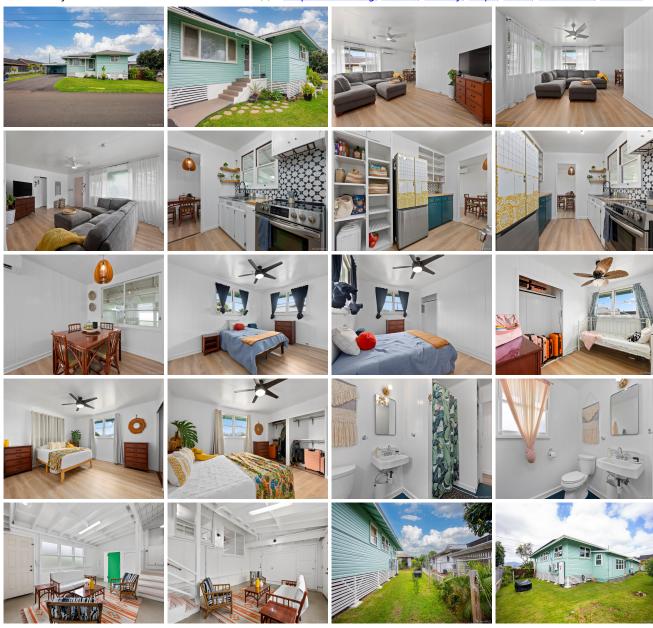
## 421 Iliwai Drive, Wahiawa 96786 \* \$855,000 \* Originally \$900,000

Sold Price: \$875,000 Sold Date: 12-09-2021 Sold Ratio: 102% Beds: 3 MLS#: 202124288, FS Year Built: 1957 Status: Sold Bath: **1/1** Remodeled: Living Sq. Ft.: **1,317** List Date & DOM: 10-04-2021 & 23 Total Parking: 4 Land Sq. Ft.: **5,268** Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: **\$98,900** Sq. Ft. Other: 0 Tax/Year: \$153/2021 Land: \$526,400 Total Sq. Ft. **1,317** Neighborhood: Wahiawa Area Total: \$625,300 Maint./Assoc. **\$0 / \$0** Stories / CPR: One / No Flood Zone: Zone D - Tool

Parking: **3 Car+, Carport, Driveway** Frontage: **Other** 

Zoning: 05 - R-5 Residential District View: Mountain, Sunset

**Public Remarks:** HUGE PRICE DROP! Don't Miss this Opportunity! SELLER IS VERY MOTIVATED! NEW FLOORS! NEW PAINT! VIDEO/FLOOD LIGHT SECURITY SYSTEM! NEW SOLAR PV WITH BATTERY BACK UP! NEW AC! You name it, this property has it! Plantation style living in a perfect location. Close to schools, shops and more. Minutes away from Schofield, Northshore, and Costco. Beautiful Sunset and Mountain views. Short walk to one of the most beautiful Botanical Gardens on Oahu. Very quiet neighborhood with AMAZING neighbors. Property shows beautifully and the enclosed lanai adds extra space for storage or for guests. The Sellers also added extra storage in the Garage! Perfect for first-time homebuyers or investors! Don't wait! Come see it today! **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address          | Price     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------|-----------|----------|---------------|---------------|-----|
| 421 Iliwai Drive | \$855,000 | 3 & 1/1  | 1,317   \$649 | 5,268   \$162 | 23  |

| Address          | Tax   Maint.   Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 421 Iliwai Drive | \$153   \$0   \$0   | \$526,400        | \$98,900             | \$625,300         | 137%  | 1957 & NA           |

| Address          | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|------------------|------------|------------|------------|----------------|--------------|
| 421 Iliwai Drive | \$875,000  | 12-09-2021 | 102%       | 97%            | Conventional |

421 Iliwai Drive - MLS#: 202124288 - Original price was \$900,000 - HUGE PRICE DROP! Don't Miss this Opportunity! SELLER IS VERY MOTIVATED! NEW FLOORS! NEW PAINT! VIDEO/FLOOD LIGHT SECURITY SYSTEM! NEW SOLAR PV WITH BATTERY BACK UP! NEW AC! You name it, this property has it! Plantation style living in a perfect location. Close to schools, shops and more. Minutes away from Schofield, Northshore, and Costco. Beautiful Sunset and Mountain views. Short walk to one of the most beautiful Botanical Gardens on Oahu. Very quiet neighborhood with AMAZING neighbors. Property shows beautifully and the enclosed lanai adds extra space for storage or for guests. The Sellers also added extra storage in the Garage! Perfect for first-time homebuyers or investors! Don't wait! Come see it today! Region: Central Neighborhood: Wahiawa Area Condition: Above Average Parking: 3 Car+, Carport, Driveway Total Parking: 4 View: Mountain, Sunset Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market