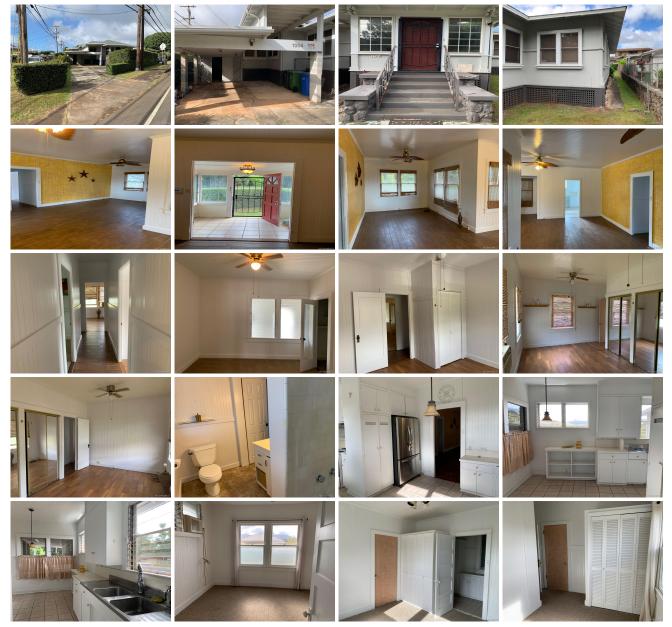
## 1304 Glen Avenue, Wahiawa 96786 \* \$880,000

		-
Sold Price: \$925,000	Sold Date: 01-11-2022	Sold Ratio: 105%
Beds: <b>5</b>	MLS#: <b>202129755, FS</b>	Year Built: <b>1930</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,602</b>	List Date & DOM: <b>12-01-2021</b> & <b>5</b>	Total Parking: 4
Land Sq. Ft.: <b>7,528</b>	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: <b>576</b>	Frontage: Conservation	Building: <b>\$47,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$180/2020</b>	Land: <b>\$597,000</b>
Total Sq. Ft. <b>2,178</b>	Neighborhood: <b>Wahiawa Area</b>	Total: <b>\$644,300</b>
Maint./Assoc. <b>\$0 / \$0</b>	Flood Zone: Zone D - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport, St	reet Frontage: C	Conservation

Zoning: 05 - R-5 Residential District

View: None

**Public Remarks:** A must see well maintained large 5- bedroom 2 bath home ideal for a large family or multigenerational living. Bright with lots of windows and entry foyer for all the slippers, backpacks, and grab and go items. Freshly painted inside and out with a new roof and tented treatment. Ceiling fans galore. Enjoy the outdoors with a 24' x 24' covered lanai on this extra-large lot. Completely fences and tall parameter shrubs to keeps children and pets safe and private. Carport covered parking for 2 cars and extra-large driveway for 2 additional cars and side street parking. Only one block to elementary school and across the street from the Wahiawa Botanical Garden crossover for easy access to Middle and High School. **Sale Conditions:** None **Schools:** Wahiawa, Wahiawa, Leilehua \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
1304 Glen Avenue	<u>\$880,000</u>	5 & 2/0	1,602   \$549	7,528   \$117	5

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1304 Glen Avenue	\$180   \$0   \$0	\$597,000	\$47,300	\$644,300	137%	1930 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1304 Glen Avenue	\$925,000	01-11-2022	105%	105%	Conventional 10000

<u>1304 Glen Avenue</u> - MLS#: <u>202129755</u> - A must see well maintained large 5- bedroom 2 bath home ideal for a large family or multigenerational living. Bright with lots of windows and entry foyer for all the slippers, backpacks, and grab and go items. Freshly painted inside and out with a new roof and tented treatment. Ceiling fans galore. Enjoy the outdoors with a 24' x 24' covered lanai on this extra-large lot. Completely fences and tall parameter shrubs to keeps children and pets safe and private. Carport covered parking for 2 cars and extra-large driveway for 2 additional cars and side street parking. Only one block to elementary school and across the street from the Wahiawa Botanical Garden crossover for easy access to Middle and High School. **Region:** Central **Neighborhood:** Wahiawa Area **Condition:** Above Average **Parking:** 3 Car+, Carport, Street **Total Parking:** 4 **View:** None **Frontage:** Conservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** <u>Wahiawa</u>, <u>Wahiawa</u>, <u>Leilehua</u> \* <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax</u> Info

DOM = Days on Market