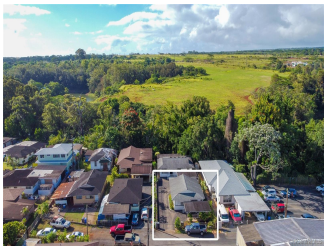
246B Nihiwai Place, Wahiawa 96786 * $675,000 * Originally $695,000

Sold Price: $675,000	Sold Date: 08-02-2022	Sold Ratio: 100%
Beds: **3**	MLS#: **202207731, FS**	Year Built: **1972**
Bath: **1/1**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **864**	List Date & DOM: **04-23-2022** & **37**	Total Parking: **2**
Land Sq. Ft.: **2,402**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$306,900**
Sq. Ft. Other: **0**	Tax/Year: **$200/2022**	Land: **$721,900**
Total Sq. Ft. **864**	Neighborhood: **Wahiawa Area**	Total: **$1,028,800**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / Yes**
Parking: **2 Car, Carport**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **None**	

Public Remarks: Newly remodeled Wahiawa charmer in excellent condition and ready for new owners. Convenient location. Close to Oahu's famous North Shore, Schofield Barracks, H-2 freeway, shopping and schools. Great opportunity for a first time home buyer. This property is part of a 2 home CPR. All documents have been filed with the state and the developers report is forthcoming. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
246B Nihiwai Place	**$675,000**	3 & 1/1	864 | $781	2,402 | $281	37

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
246B Nihiwai Place	$200 | $0 | $0	$721,900	$306,900	$1,028,800	66%	1972 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
246B Nihiwai Place	$675,000	08-02-2022	100%	97%	Conventional

246B Nihiwai Place - MLS#: 202207731 - Original price was $695,000 - Newly remodeled Wahiawa charmer in excellent condition and ready for new owners. Convenient location. Close to Oahu's famous North Shore, Schofield Barracks, H-2 freeway, shopping and schools. Great opportunity for a first time home buyer. This property is part of a 2 home CPR. All documents have been filed with the state and the developers report is forthcoming. **Region:** Central **Neighborhood:** Wahiawa Area **Condition:** Excellent **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** None **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