

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