Wilder At Piikoi 1201 Wilder Avenue Unit PH2, Honolulu 96822 * \$475,000 * Originally

\$528,900

Beds: 1 MLS#: 202401772, FS Year Built: 1979 Bath: 1/0 Status: Active Remodeled: 2023 Living Sq. Ft.: 811 List Date & DOM: 02-08-2024 & 141 Total Parking: 1 Land Sq. Ft.: 31,625 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$424,600 Sa. Ft. Other: 0 Tax/Year: \$135/2023 Land: \$38.200 Total Sq. Ft. 811 Neighborhood: Makiki Area Total: \$462,800 Maint./Assoc. **\$811 / \$0** Flood Zone: Zone X - Tool Stories / CPR: 21+ / No

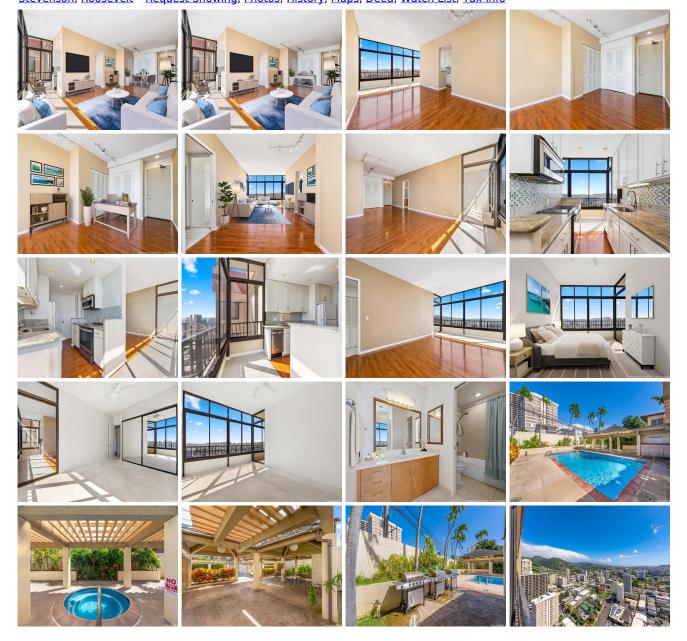
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry

Frontage:

Zoning: 12 - A-2 Medium Density Apartme

View: City, Coastline, Diamond Head,
Mountain, Ocean, Sunset

Public Remarks: Price Improvement! You will just adore a penthouse view! Call your Realtor! Look no further for your first home, new home, or investment property. Wall-to-wall windows to full 10' ceiling height bathe the open interior in natural light. This top floor perch rises above the city for a panorama of Honolulu that will surely inspire, with vast twinkling night lights to set you into a restful state. It has been nicely remodeled, including in recent weeks with flooring and other upgrades. Its former 233sf lanai was enclosed to expand the interior living and dining areas, while still affording a sense of connection to the world around you. Wilder at Pi'ikoi community is so conveniently located above H-1 expressway in a neighborhood with nearby goods and services, cafes and eateries; it boasts a Walk Score of 86, Transit 69, Biking 56. See it today! Insurance Summary was reviewed to assure financing options; check with your lender. **Sale Conditions:** None **Schools:** <u>Kaahumanu</u>, <u>Stevenson</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>









| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|------------------------|-----------|----------|---------------|---------------|-----|
| 1201 Wilder Avenue PH2 | \$475,000 | 1 & 1/0 | 811 \$586 | 31,625 \$15 | 141 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 1201 Wilder Avenue PH2 | \$135 \$811 \$0 | \$38,200 | \$424,600 | \$462,800 | 103% | 1979 & 2023 |

1201 Wilder Avenue PH2 - MLS#: 202401772 - Original price was \$528,900 - Price Improvement! You will just adore a penthouse view! Call your Realtor! Look no further for your first home, new home, or investment property. Wall-to-wall windows to full 10' ceiling height bathe the open interior in natural light. This top floor perch rises above the city for a panorama of Honolulu that will surely inspire, with vast twinkling night lights to set you into a restful state. It has been nicely remodeled, including in recent weeks with flooring and other upgrades. Its former 233sf lanai was enclosed to expand the interior living and dining areas, while still affording a sense of connection to the world around you. Wilder at Pi'ikoi community is so conveniently located above H-1 expressway in a neighborhood with nearby goods and services, cafes and eateries; it boasts a Walk Score of 86, Transit 69, Biking 56. See it today! Insurance Summary was reviewed to assure financing options; check with your lender. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Sunset **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kaahumanu, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market