

45 Ilima Street, Wahiawa 96786 * * \$850,000

Beds: 6	MLS#: 202404424, FS	Year Built: 1938
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,654	List Date & DOM: 06-06-2024 & 12	Total Parking: 4
Land Sq. Ft.: 6,772	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$139,900
Sq. Ft. Other: 152	Tax/Year: \$231/2023	Land: \$653,200
Total Sq. Ft. 1,806	Neighborhood: Wahiawa Area	Total: \$793,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: None	

Public Remarks: Rarely available... This property includes 2 separate dwellings. A great investment opportunity to rent both dwellings or owner occupy in one dwelling and rent the other. This is also perfect for extended family. One dwelling is vacant and the other is tenant occupied. Each of the dwelling is 2 bedroom/1 bath. The actual number of bedrooms does not conform to tax records. Buyer to do own due diligence. Conveniently located near schools, restaurants, shopping centers. Close to military bases, Schofield and Wheeler. North shore town and beaches is only 20 minutes away. Easy access to on and off freeway. Sold strictly "As Is" condition. **Sale Conditions:** None **Schools:** [Kaala](#), [Wahiawa](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
45 Ilima Street	\$850,000	6 & 2/0	1,654 \$514	6,772 \$126	0	0%	0	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45 Ilima Street	\$231 \$0 \$0	\$653,200	\$139,900	\$793,100	107%	1938 & NA

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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number