Wilder House 1114 Wilder Avenue Unit 305, Honolulu 96822 * Wilder House * $299,000

Beds:	**1**	MLS#:	**202412581, FS**	Year Built:	**1976**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2017**
Living Sq. Ft.:	**638**	List Date & DOM:	**06-04-2024** & **17**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**101**	Frontage:		Building:	**$307,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$70/2024**	Land:	**$65,500**
Total Sq. Ft.	**739**	Neighborhood:	**Makiki**	Total:	**$372,500**
Maint./Assoc.	**$976 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**8-14 / No**
Parking:	**Assigned, Garage, Guest, Open - 1, Secured Entry**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Other**		

Public Remarks: Conveniently located in the heart of Honolulu close to shopping centers, restaurants, hospitals, Makiki District Park, schools, busline and freeway access. Spacious interior w/large lanai to enjoy. The unit was upgraded with flooring, kitchen and bathroom in 2017. Amenities include pool, meeting room & BBQ. Unit has storage locker and 1 parking stall. Pet friendly building. Prefect for investors or first time home buyer. The maintenance fee includes internet and cable TV. Secure building w/ resident manager. Don't miss this great opportunity! Elevator was upgraded. Spalling work & painting for the building being done. VA approved bldg. Building has 100% Hurricane Insurance. Unit to be sold in "as is" condition. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1114 Wilder Avenue 305	$299,000	1 & 1/0	638 | $469	0 | $inf	101	64%	3	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1114 Wilder Avenue 305	$70 | $976 | $0	$65,500	$307,000	$372,500	80%	1976 & 2017

1114 Wilder Avenue 305 - MLS#: 202412581 - Conveniently located in the heart of Honolulu close to shopping centers, restaurants, hospitals, Makiki District Park, schools, busline and freeway access. Spacious interior w/large lanai to enjoy. The unit was upgraded with flooring, kitchen and bathroom in 2017. Amenities include pool, meeting room & BBQ. Unit has storage locker and 1 parking stall. Pet friendly building. Prefect for investors or first time home buyer. The maintenance fee includes internet and cable TV. Secure building w/ resident manager. Don't miss this great opportunity! Elevator was upgraded. Spalling work & painting for the building being done. VA approved bldg. Building has 100% Hurricane Insurance. Unit to be sold in "as is" condition. **Region:** Metro **Neighborhood:** Makiki **Condition:** Above Average **Parking:** Assigned, Garage, Guest, Open - 1, Secured Entry **Total Parking:** 1 **View:** Other **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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