

Hidden Valley Ests 2069 California Avenue Unit 12F, Wahiawa 96786 * Hidden Valley Ests *

\$130,000 * Originally \$142,000

Sold Price: \$117,000	Sold Date: 11-09-2022	Sold Ratio: 90%
Beds: 2	MLS#: 202210931 , LH	Year Built: 1986
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 812	List Date & DOM: 06-07-2022 & 132	Total Parking: 2
Land Sq. Ft.: 992	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$75,900
Sq. Ft. Other: 0	Tax/Year: \$80/2020	Land: \$216,100
Total Sq. Ft. 812	Neighborhood: Wahiawa Heights	Total: \$292,000
Maint./Assoc. \$566 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Assigned, Guest, Open - 2	Frontage: Other	
Zoning : 04 - R-7.5 Residential District	View: Garden, Mountain	

Public Remarks: Very nice and quiet community. Surrounded by lush green grass and vegetation. Lessor not willing to sell the fee at this time. Seller prefers using Quentin Chun, Old Republic Tile & Escrow. There is a issue with the flooring that was installed not in a proper manner, so it needs to be fixed right away. Sellers are willing to give a discount in the price because of this fact. **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
2069 California Avenue 12F	\$130,000 LH	2 & 1/0	812 \$160	992 \$131	0	40%	2	132

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2069 California Avenue 12F	\$80 \$566 \$0	\$216,100	\$75,900	\$292,000	45%	1986 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2069 California Avenue 12F	\$117,000	11-09-2022	90%	82%	Conventional

[2069 California Avenue 12F](#) - MLS#: [202210931](#) - Original price was \$142,000 - Very nice and quiet community. Surrounded by lush green grass and vegetation. Lessor not willing to sell the fee at this time. Seller prefers using Quentin Chun, Old Republic Tile & Escrow. There is a issue with the flooring that was installed not in a proper manner, so it needs to be fixed right away. Sellers are willing to give a discount in the price because of this fact. **Region:** Central **Neighborhood:** Wahiawa Heights **Condition:** Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool:** **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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