

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

**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
<a href="#">2069 California Avenue 12F</a>	<b>\$130,000 LH</b>	2 & 1/0	812   \$160	992   \$131	0	40%	2	132

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
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<a href="#">2069 California Avenue 12F</a>	\$117,000	11-09-2022	90%	82%	Conventional
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[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