

Hidden Valley Ests 2069 California Avenue Unit 11C, Wahiawa 96786 * Hidden Valley Ests *

\$125,000

Sold Price: \$120,000	Sold Date: 12-23-2022	Sold Ratio: 96%
Beds: 2	MLS#: <u>20223850</u>, LH	Year Built: 1985
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 782	List Date & DOM: 11-14-2022 & 9	Total Parking: 2
Land Sq. Ft.: 992,340	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 44	Frontage:	Building: \$63,400
Sq. Ft. Other: 0	Tax/Year: \$88/2022	Land: \$239,400
Total Sq. Ft. 826	Neighborhood: Wahiawa Heights	Total: \$302,800
Maint./Assoc. \$545 / \$0	Flood Zone : Zone D - <u>Tool</u>	Stories / CPR: Two / No
Parking: Assigned, Open - 2	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: Garden	

Public Remarks: This is a Leasehold listing. Wonderful single level 2 bedroom unit with small courtyard area/storage and washer dryer in unit. Unit is located on the back side of the building with access to park-like grounds and playground. Enjoy hanging out after work on the community picnic table while enjoying the lush setting! Property is in leasehold with 18 years remaining. Fee is not currently offered. Perfect opportunity for retiree or fixed term resident with 18 year game plan... think of it as pre-paying a portion of your rent and locking in at todays prices... \$125,000 / 216 months (18 yrs x 12 months) = \$579 per month + Maintenance Fee's and Lease Rent. Great community with caring neighbors who really look out for each other. Enjoy the cooler temperatures Wahiawa offers and the lush surroundings! Truly a special project in the heights of Wahiawa! No costly amenities to drive up maintenance fee's... a truly simple project. **Sale Conditions:** None **Schools:** [Iliahi](#), [Wahiawa](#), [Leilehua](#) * [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 11C	\$125,000 LH	2 & 1/0	782 \$160	992,340 \$0	44	49%	1	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2069 California Avenue 11C	\$88 \$545 \$0	\$239,400	\$63,400	\$302,800	41%	1985 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2069 California Avenue 11C	\$120,000	12-23-2022	96%	96%	Cash

[2069 California Avenue 11C](#) - MLS#: [202223850](#) - This is a Leasehold listing. Wonderful single level 2 bedroom unit with small courtyard area/storage and washer dryer in unit. Unit is located on the back side of the building with access to park-like grounds and playground. Enjoy hanging out after work on the community picnic table while enjoying the lush setting! Property is in leasehold with 18 years remaining. Fee is not currently offered. Perfect opportunity for retiree or fixed term resident with 18 year game plan... think of it as pre-paying a portion of your rent and locking in at today's prices... \$125,000 / 216 months (18 yrs x 12 months) = \$579 per month + Maintenance Fee's and Lease Rent. Great community with caring neighbors who really look out for each other. Enjoy the cooler temperatures Wahiawa offers and the lush surroundings! Truly a special project in the heights of Wahiawa! No costly amenities to drive up maintenance fee's... a truly simple project.

Region: Central **Neighborhood:** Wahiawa Heights **Condition:** Above Average, Average **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** Garden **Frontage:** Pool: **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Iliahi](#), [Wahiawa](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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