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#: 202223850, 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: Average,

Assessed Value

 Lanai Sq. Ft.: 992,340
 Average
 Assessed Value

 Lanai Sq. Ft.: 44
 Frontage:
 Building: \$63,400

 Sq. Ft. Other: 0
 Tax/Year: \$88/2022
 Land: \$239,400

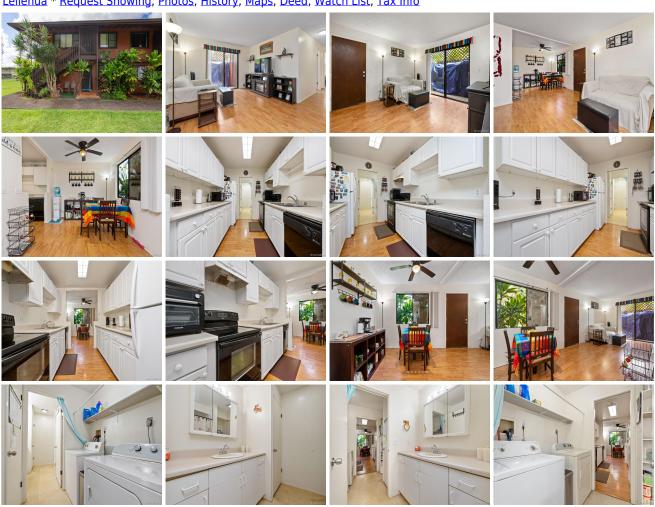
 Total Sq. Ft. 826
 Neighborhood: Wahiawa Heights
 Total: \$302,800

 Maint./Assoc. \$545 / \$0
 Flood Zone: Zone D - Tool
 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:** <u>Iliahi, Wahiawa, Leilehua</u> * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>





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	dress Tax Maint. Ass.		Assessed Building 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 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.

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