Hidden Valley Ests 77 Karsten Drive Unit 26F, Wahiawa 96786 * Hidden Valley Ests *

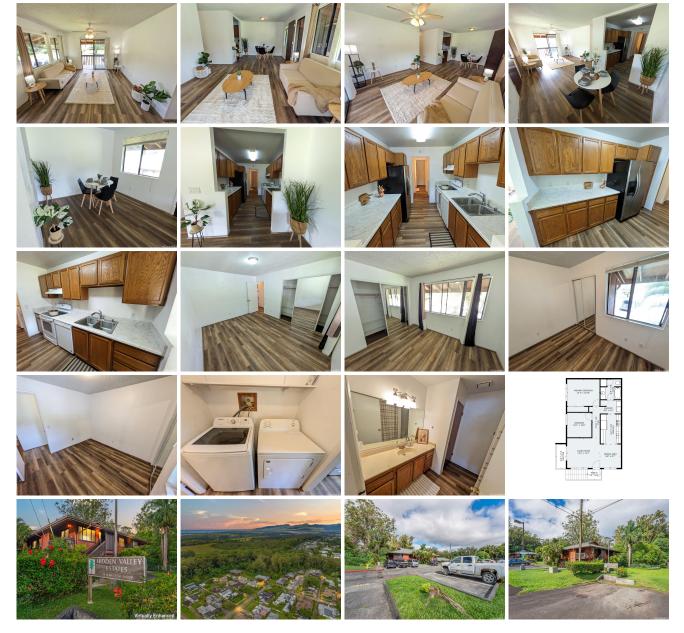
\$169,000 * Originally \$175,000

Beds: 2 Bath: 1/0 Living Sq. Ft.: 812 Land Sq. Ft.: 992,340 Lanai Sq. Ft.: 36 Sq. Ft. Other: 0 Total Sq. Ft. 848 Maint./Assoc. \$566 / \$0 Parking: Assigned. MLS#: 202316922, LH Status: Active List Date & DOM: 07-31-2023 & 283 Condition: Average Frontage: Tax/Year: \$90/2023 Neighborhood: Wahiawa Heights Flood Zone: Zone D - Tool n - 2 Frontage: Year Built: **1987** Remodeled: **2021** Total Parking: **2** <u>Assessed Value</u> Building: **\$78,500** Land: **\$281,000** Total: **\$359,500** Stories / CPR: **Two / No**

Parking: Assigned, Guest, Open - 2 Zoning: 04 - R-7.5 Residential District

View: None

Public Remarks: Excellent INVESTMENT opportunity in Wahiawa Heights! This leasehold unit recently had the LEASE EXTENDED to 34 years remaining on the lease (other units at Hidden Valley Estates only have 17 years remaining). This charming 2-bed, 1-bath, 2-parking unit is located on the desirable side of Hidden Valley Estates and offers beautiful views against the lush vegetation. The unit was partially remodeled in 2021 with vinyl flooring, sliding glass door, resurfaced kitchen cabinets, and a new washer with approximate 3-year warranty. Conveniently located, with nearby schools, shopping, restaurants, military bases, and H-2 freeway access. Unit is tenant occupied and the tenant's rental lease is until November 2024. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, <u>Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FLD	оом
77 Karsten Drive 26F	<u>\$169,000 LH</u>	2 & 1/0	812 \$208	992,340 \$0	36	49%	2 2	283

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
77 Karsten Drive 26F	\$90 \$566 \$0	\$281,000	\$78,500	\$359,500	47%	1987 & 2021

77 Karsten Drive 26F - MLS#: 202316922 - Original price was \$175,000 - Excellent INVESTMENT opportunity in Wahiawa Heights! This leasehold unit recently had the LEASE EXTENDED to 34 years remaining on the lease (other units at Hidden Valley Estates only have 17 years remaining). This charming 2-bed, 1-bath, 2-parking unit is located on the desirable side of Hidden Valley Estates and offers beautiful views against the lush vegetation. The unit was partially remodeled in 2021 with vinyl flooring, sliding glass door, resurfaced kitchen cabinets, and a new washer with approximate 3-year warranty. Conveniently located, with nearby schools, shopping, restaurants, military bases, and H-2 freeway access. Unit is tenant occupied and the tenant's rental lease is until November 2024. **Region:** Central **Neighborhood:** Wahiawa Heights **Condition:** Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** None **Frontage: Pool: Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax</u> Info

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