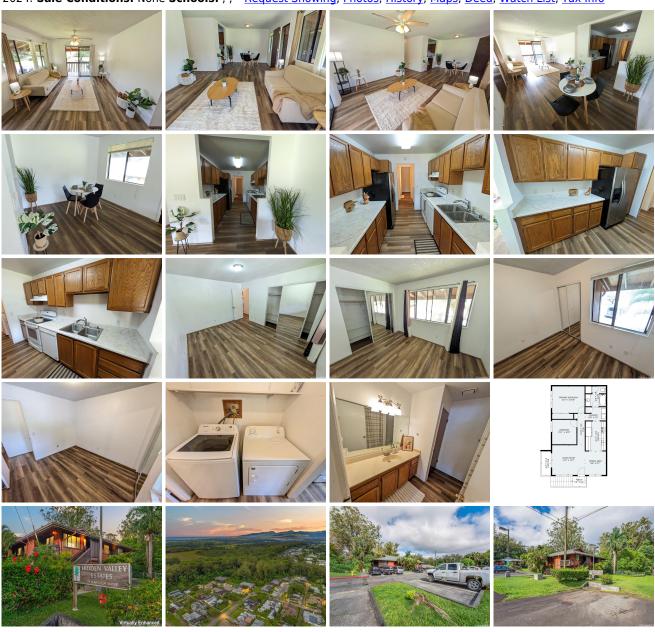
## <u>Hidden Valley Ests 77 Karsten Drive Unit 26F, Wahiawa 96786</u> \* \$169,000 \* Originally \$175,000

Beds: 2 MLS#: 202316922, LH Year Built: 1987 Bath: 1/0 Status: Active Remodeled: 2021 Living Sq. Ft.: 812 List Date & DOM: 07-31-2023 & 290 Total Parking: 2 Land Sq. Ft.: 992,340 Condition: Average **Assessed Value** Lanai Sq. Ft.: 36 Frontage: Building: **\$78,500** Sq. Ft. Other: 0 Tax/Year: \$90/2023 Land: **\$281,000** Total Sq. Ft. 848 Neighborhood: Wahiawa Heights Total: \$359,500 Stories / CPR: Two / No Maint./Assoc. \$566 / \$0 Flood Zone: Zone D - Tool

Parking: Assigned, Guest, Open - 2 Frontage:

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:**, , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address              | Price        | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|----------------------|--------------|----------|---------------|---------------|-----|
| 77 Karsten Drive 26F | \$169,000 LH | 2 & 1/0  | 812   \$208   | 992,340   \$0 | 290 |

| Address              | Tax   Maint.   Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>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: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market