

Hidden Valley Ests 77 Karsten Drive Unit 26F, Wahiawa 96786 * Hidden Valley Ests *
\$169,000 * Originally \$175,000

Beds: 2	MLS#: 202316922, LH	Year Built: 1987
Bath: 1/0	Status: Active Under Contract	Remodeled: 2021
Living Sq. Ft.: 812	List Date & DOM: 07-31-2023 & 268	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
Maint./Assoc. \$566 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
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.	Lanai	Occ.	FL	DOM
77 Karsten Drive 26F	\$169,000 LH	2 & 1/0	812 \$208	992,340 \$0	36	49%	2	268

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

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