Colonnade on the Greens 98-707 Iho Place Unit 2-604, Aiea 96701 * Colonnade on the

Greens * \$465,000

 Beds: 2
 MLS#: 202406596, FS
 Year Built: 1976

 Bath: 2/0
 Status: Active
 Remodeled: 2024

 Living Sq. Ft.: 805
 List Date & DOM: 05-22-2024 & 30
 Total Parking: 1

 Land Sq. Ft.: 298,212
 Condition: Excellent
 Assessed Value

Lanai Sq. Ft.: 91 Frontage: Golf Course, Preservation Building: \$340,200

 Sq. Ft. Other: 0
 Tax/Year: \$95/2024
 Land: \$115,300

 Total Sq. Ft. 896
 Neighborhood: Pearlridge
 Total: \$455,500

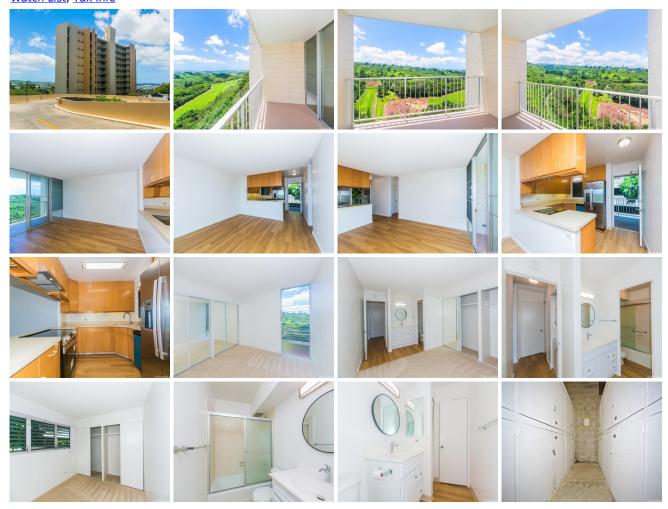
 Maint./Assoc. \$855 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: 15-20 / No

Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry, Street Frontage: Golf Course, Preservation

Zoning: 12 - A-2 Medium Density Apartme

View: City, Golf Course, Mountain, Ocean, Other, Sunrise, Sunset

Public Remarks: Beautifully Renovated in 2024- new Floors, Fresh Paint, New Range/Oven, Range hood, Refrigerator, Dishwasher & Disposal. New Mirror Closet Doors, New Bathroom Vanities. Beautiful tradewinds flow through this unit - Enjoy all your meals on your lanai looking out over the Golf Course. Views up the Valley and down to the Ocean. BEST FEATURE - Parking stall is right outside your front door! This Complex has it all! Sparkling Swimming Pool, Hot Whirlpool, Car Wash, Handball court, Sauna, Exercise Room, Tables and Barbecues, Tennis Court, Party Room with tables & Kitchen, Table Tennis, Driving Range, Putting Green, Den, Storage Room - All accessible with your Amenity Key from 8:00 am to 10:00 pm. SPECTACULAR VIEWS! Maintenance Fee includes Hot Water and Spectrum Cable. This complex has a Security Guard/Gate 24 hours a day. Resident Manager Cares about the occupants (owners and tenants) and helps make their lives easier! The building is well-maintained and it shows! An Assessment on each unit is currently being discussed with the Board and Owners. Call the Listing Agent for Details. Go to Matterport to walk around the rooms. Go to the slide show for over 70 photos. Click under photo **Sale Conditions:** None **Schools:** Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
98-707 Iho Place 2-604	\$465,000	2 & 2/0	805 \$578	298,212 \$2	91	66%	6	30

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-707 Iho Place 2-604	\$95 \$855 \$0	\$115,300	\$340,200	\$455,500	102%	1976 & 2024

98-707 Iho Place 2-604 - MLS#: 202406596 - Beautifully Renovated in 2024- new Floors, Fresh Paint, New Range/Oven, Range hood, Refrigerator, Dishwasher & Disposal. New Mirror Closet Doors, New Bathroom Vanities. Beautiful tradewinds flow through this unit - Enjoy all your meals on your lanai looking out over the Golf Course. Views up the Valley and down to the Ocean. BEST FEATURE - Parking stall is right outside your front door! This Complex has it all! Sparkling Swimming Pool, Hot Whirlpool, Car Wash, Handball court, Sauna, Exercise Room, Tables and Barbecues, Tennis Court, Party Room with tables & Kitchen, Table Tennis, Driving Range, Putting Green, Den, Storage Room - All accessible with your Amenity Key from 8:00 am to 10:00 pm. SPECTACULAR VIEWS! Maintenance Fee includes Hot Water and Spectrum Cable. This complex has a Security Guard/Gate 24 hours a day. Resident Manager Cares about the occupants (owners and tenants) and helps make their lives easier! The building is well-maintained and it shows! An Assessment on each unit is currently being discussed with the Board and Owners. Call the Listing Agent for Details. Go to Matterport to walk around the rooms. Go to the slide show for over 70 photos. Click under photo Region: Pearl City Neighborhood: Pearlridge Condition: Excellent Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry, Street Total Parking: 1 View: City, Golf Course, Mountain, Ocean, Other, Sunrise, Sunset Frontage: Golf Course, Preservation Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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