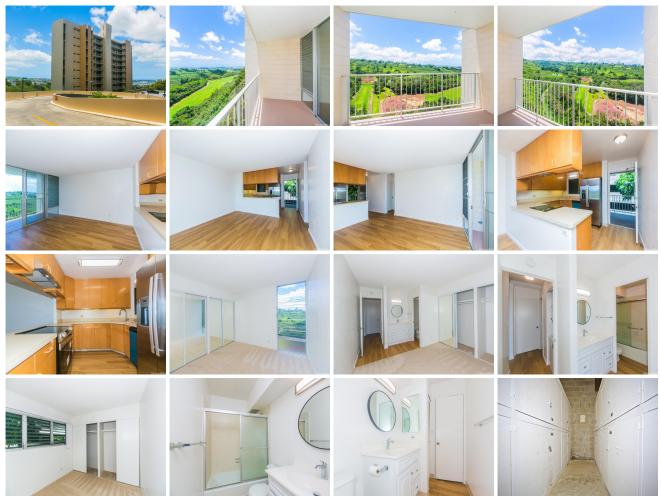
Colonnade on the Gre	ens 98-707 Iho Plac	e Unit 2-604, /	<u> Aiea 96701</u> * \$465,000		
Beds: 2	MLS#: 202	2 <u>406596</u> , FS	Year Built: 1976		
Bath: 2/0	Status: Act	ive	Remodeled: 2024		
Living Sq. Ft.: 805	List Date & DOM: 05-	22-2024 & 37	Total Parking: 1		
Land Sq. Ft.: 298,212	Condition: Exc	ellent	Assessed Value		
Lanai Sq. Ft.: 91	Frontage: Gol	f Course, servation	Building: \$340,200		
Sq. Ft. Other: 0	Tax/Year: \$95	5/2024	Land: \$115,300		
Total Sq. Ft. 896	Neighborhood: Pea	arlridge	Total: \$455,500		
Maint./Assoc. \$855 / \$0	Flood Zone: Zor	ne X - <u>Tool</u>	Stories / CPR: 15-20 / No		
Assigned, Covered - 1, Garage, Parking: 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.	DOM
98-707 Iho Place 2-604	<u>\$465,000</u>	2 & 2/0	805 \$578	298,212 \$2	37

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:** <u>Pearl Ridge</u>, Aiea, Aiea * <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, <u>Tax Info</u>

DOM = Days on Market