Park At Pearlridge 98-501 Koauka Loop Unit A1307, Aiea 96701 * Park At Pearlridge *

\$588,000 * Originally \$619,000

Beds: 2 MLS#: 202407727, FS Year Built: 1982

Bath: 2/0 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **1,067** List Date & DOM: **04-05-2024** & **78** Total Parking: **1**

Land Sq. Ft.: 0 Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 54
 Frontage:
 Building: \$437,800

 Sq. Ft. Other: 0
 Tax/Year: \$155/2023
 Land: \$95,100

 Total Sq. Ft. 1,121
 Neighborhood: Pearlridge
 Total: \$532,900

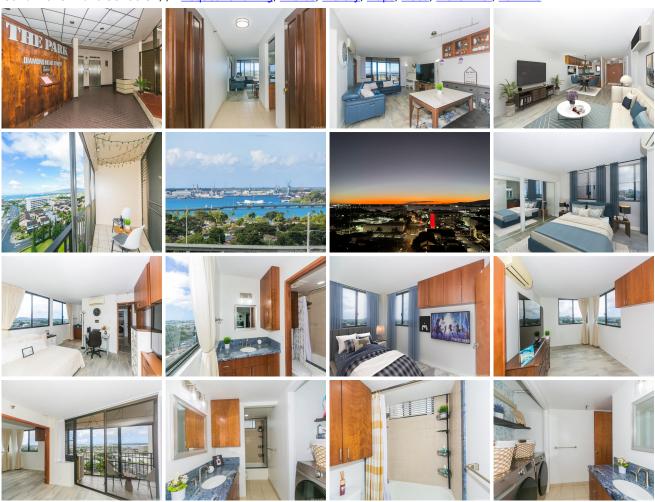
 Maint./Assoc. \$1,047 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: / No

Parking: **Assigned, Covered - 1, Guest** Frontage:

Zoning: 12 - A-2 Medium Density Apartme

View: Diamond Head, Mountain, Ocean, Sunrise, Sunset

Public Remarks: PRICE REDUCTION! Experience Resort Living at the Park at Pearlridge! This highly desirable condo is spacious with 2 bedrooms, 2 full bathrooms, and 1067 Sq ft of living. Enter into breathtaking OCEAN and mountain views as you open the double front doors. Start your morning with a cup of coffee or unwind with a cocktail to enjoy the sunset on your private lanai that comes with Remote Control Shutters. This beautiful unit was fully renovated in 2022. Unit features designer-type kitchen with grain matched custom cabinetry, granite counters, stainless appliances including built-in wine and beverage coolers, luxury vinyl plank flooring, blackout draperies, split system ACs, and full size washer/dryer. This pet friendly building is secured and equipped with fire sprinklers. It offers extensive amenities such as tennis courts, pool, whirlpool, BBQ area and golf practice cage. Centrally located and easy access to freeway, hospital, schools, bus stop, Pearlridge Shopping center, and more shops and restaurants. Contact your realtor today for a private showing. One or more photos are enhanced. **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
98-501 Koauka Loop A1307	\$588,000	2 & 2/0	1,067 \$551	0 \$inf	54	54%	13	78

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-501 Koauka Loop A1307	\$155 \$1,047 \$0	\$95,100	\$437,800	\$532,900	110%	1982 & NA

98-501 Koauka Loop A1307 - MLS#: 202407727 - Original price was \$619,000 - PRICE REDUCTION! Experience Resort Living at the Park at Pearlridge! This highly desirable condo is spacious with 2 bedrooms, 2 full bathrooms, and 1067 Sq ft of living. Enter into breathtaking OCEAN and mountain views as you open the double front doors. Start your morning with a cup of coffee or unwind with a cocktail to enjoy the sunset on your private lanai that comes with Remote Control Shutters. This beautiful unit was fully renovated in 2022. Unit features designer-type kitchen with grain matched custom cabinetry, granite counters, stainless appliances including built-in wine and beverage coolers, luxury vinyl plank flooring, blackout draperies, split system ACs, and full size washer/dryer. This pet friendly building is secured and equipped with fire sprinklers. It offers extensive amenities such as tennis courts, pool, whirlpool, BBQ area and golf practice cage. Centrally located and easy access to freeway, hospital, schools, bus stop, Pearlridge Shopping center, and more shops and restaurants. Contact your realtor today for a private showing. One or more photos are enhanced. Region: Pearl City Neighborhood: Pearlridge Condition: Excellent, Above Average Parking: Assigned, Covered - 1, Guest Total Parking: 1 View: Diamond Head, Mountain, Ocean, Sunrise, Sunset Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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