Pearl Regency 98-402 Koauka Loop Unit 1907, Aiea 96701 * $414,000 * Originally $450,000

Beds:	**1**	MLS#:	**202406777, FS**	Year Built:	**1981**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**610**	List Date & DOM:	**03-20-2024** & **114**	Total Parking:	**1**
Land Sq. Ft.:	**224,160**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**27**	Frontage:		Building:	**$334,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$114/2023**	Land:	**$55,800**
Total Sq. Ft.	**637**	Neighborhood:	**Pearlridge**	Total:	**$390,500**
Maint./Assoc.	**$624 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 1, Guest**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Golf Course, Mountain**		

Public Remarks: Convenience, amenities, and a friendly atmosphere await you at The Pearl Regency in Aiea. This newly renovated one bedroom/one bath unit is located on the 19th floor and provides stunning views of the mountains and Pearl at Kalauao golf course. Tasteful renovations with a modern touch include: luxury vinyl tile flooring throughout, paint, kitchen cabinets/countertops/backsplash, along with new stainless steel kitchen appliances. Also added are a new bathroom vanity, toilet, tub, and shower tiles. This unit is ready to provide new owners with a stylish place to call home. Laundry center in the unit and one covered assigned parking stall included. Numerous building amenities include: swimming pool, tennis courts, playground, fitness center, and more. The building provides the convenience of having several guest parking stalls available as well as 24-hour security and sprinklers in each unit for added safety. Enjoy being in close proximity to numerous shopping, dining, and entertainment options as well as freeway and highway access, with bus lines and the addition of the Kalauao Pearlridge Station (Skyline metro station). Come see what Pearl Regency has to offer. Sold As-Is. **Sale Conditions:** None **Schools:** Alvah Scott, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
98-402 Koauka Loop 1907	**$414,000**	1 & 1/0	610 | $679	224,160 | $2	114

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-402 Koauka Loop 1907	$114 | $624 | $0	$55,800	$334,700	$390,500	106%	1981 & 2024

98-402 Koauka Loop 1907 - MLS#: 202406777 - Original price was $450,000 - Convenience, amenities, and a friendly atmosphere await you at The Pearl Regency in Aiea. This newly renovated one bedroom/one bath unit is located on the 19th floor and provides stunning views of the mountains and Pearl at Kalauao golf course. Tasteful renovations with a modern touch include: luxury vinyl tile flooring throughout, paint, kitchen cabinets/countertops/backsplash, along with new stainless steel kitchen appliances. Also added are a new bathroom vanity, toilet, tub, and shower tiles. This unit is ready to provide new owners with a stylish place to call home. Laundry center in the unit and one covered assigned parking stall included. Numerous building amenities include: swimming pool, tennis courts, playground, fitness center, and more. The building provides the convenience of having several guest parking stalls available as well as 24-hour security and sprinklers in each unit for added safety. Enjoy being in close proximity to numerous shopping, dining, and entertainment options as well as freeway and highway access, with bus lines and the addition of the Kalauao Pearlridge Station (Skyline metro station). Come see what Pearl Regency has to offer. Sold As-Is. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Golf Course, Mountain **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Alvah Scott, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market