Colonnade on the Greens 98-707 Iho Place Unit 2-1401, Aiea 96701 * $485,000

Beds: **2**	MLS#: **202406827, FS**	Year Built: **1976**
Bath: **2/0**	Status: **Active Under Contract**	Remodeled: **2016**
Living Sq. Ft.: **1,033**	List Date & DOM: **04-05-2024** & **72**	Total Parking: **1**
Land Sq. Ft.: **298,212**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **91**	Frontage: **Golf Course, Preservation**	Building: **$348,800**
Sq. Ft. Other: **0**	Tax/Year: **$145/2023**	Land: **$148,000**
Total Sq. Ft. **1,124**	Neighborhood: **Pearlridge**	Total: **$496,800**
Maint./Assoc. **$1,032 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **15-20 / No**
Parking: **Assigned, Covered - 1, Guest, Street**	Frontage: **Golf Course, Preservation**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Coastline, Golf Course, Mountain, Ocean, Sunrise**	

Public Remarks: OPPORTUNITY KNOCKS - ASSUMABLE VA loan at 2.25% for qualified buyer! Colonnade on the Greens is a desirable building overlooking the Pearl Country Club & Pearl Harbor with city, coastal & mountain views from unit's lanai. Ideal, spacious 2 bedroom, 2 bath floorplan highlighted by an open, custom kitchen, separate dining area, tiled flooring & recessed lighting. Absorb the favored morning sun from your 91 sf covered lanai overlooking a par-3 hole & the next fairway. Previous owner upgraded kitchen, baths & recessed lighting. Stay on the premises for exercise, entertaining guests, strength training, walking, swimming and, for some, improving overall health. Two EV charging stations near the entrance with 2 charging hoses each. Pull out your maps app to calculate how far your workplace, school, babysitter or favorite restaurants are from your new home, as this centrally located property is not too far from military bases, hospitals, schools, freeway entrances, restaurants & shopping centers. 24-hour security with guard shack at only driveway entrance to the property. Pets allowable, see house rules. Loan info under agent's remarks. OPEN HOUSE SUNDAY 5/19 2 pm - 4 pm. **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 2-1401	$485,000	2 & 2/0	1,033 | $470	298,212 | $2	72

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-707 Iho Place 2-1401	$145 | $1,032 | $0	$148,000	$348,800	$496,800	98%	1976 & 2016

98-707 Iho Place 2-1401 - MLS#: 202406827 - OPPORTUNITY KNOCKS - ASSUMABLE VA loan at 2.25% for qualified buyer! Colonnade on the Greens is a desirable building overlooking the Pearl Country Club & Pearl Harbor with city, coastal & mountain views from unit's lanai. Ideal, spacious 2 bedroom, 2 bath floorplan highlighted by an open, custom kitchen, separate dining area, tiled flooring & recessed lighting. Absorb the favored morning sun from your 91 sf covered lanai overlooking a par-3 hole & the next fairway. Previous owner upgraded kitchen, baths & recessed lighting. Stay on the premises for exercise, entertaining guests, strength training, walking, swimming and, for some, improving overall health. Two EV charging stations near the entrance with 2 charging hoses each. Pull out your maps app to calculate how far your workplace, school, babysitter or favorite restaurants are from your new home, as this centrally located property is not too far from military bases, hospitals, schools, freeway entrances, restaurants & shopping centers. 24-hour security with guard shack at only driveway entrance to the property. Pets allowable, see house rules. Loan info under agent's remarks. OPEN HOUSE SUNDAY 5/19 2 pm - 4 pm. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** City, Coastline, Golf Course, Mountain, Ocean, Sunrise **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