Colonnade on the Greens 98-707 Iho Place Unit 2/901, Aiea 96701 * Colonnade on the Greens * $508,000 * Originally $515,000

Beds:	**2**	MLS#:	**202408652, FS**	Year Built:	**1976**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,033**	List Date & DOM:	**04-19-2024** & **75**	Total Parking:	**1**
Land Sq. Ft.:	**298,212**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**91**	Frontage:	**Golf Course**	Building:	**$365,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$144/2023**	Land:	**$148,000**
Total Sq. Ft.	**1,124**	Neighborhood:	**Pearlridge**	Total:	**$513,800**
Maint./Assoc.	**$1,082 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**15-20 / No**
Parking:	**Assigned, Guest, Street**			Frontage:	**Golf Course**
Zoning:	**12 - A-2 Medium Density Apartme**			View:	**City, Golf Course, Mountain, Ocean**

Public Remarks: Welcome to Colonnade on the Greens, a hidden gem that offers the ultimate retreat for those seeking privacy & serenity. Tucked away from the hustle & bustle of the city, this highly desirable corner unit features 2 bedrooms, 2 bathrooms + den. Come home and enjoy the lush landscape and captivating views! Upon entering, you are greeted by the cool breeze and an abundance of natural light, illuminating the spacious interior. The open-concept living area creates an inviting atmosphere perfect for both relaxation and entertaining. The kitchen provides ample storage space and the unit also comes with a new washer & dryer. Retreat to the primary bedroom where you'll find 2 large closets and an ensuite bath. Step outside onto your own private balcony and soak in the sweeping views of the mountains, ocean, Pearl Harbor and the city skyline. This outdoor oasis is the perfect place to relax and rejuvenate with your cup of coffee or glass of wine. Enjoy access to an array of exclusive amenities including: a fitness center, swimming pool, hot tub, sauna, bbq area, recreation room, tennis court, pickleball court, basketball court, cornhole, putting green, and 24-hour security for peace of mind. **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 2/901	**$508,000**	2 & 2/0	1,033 | $492	298,212 | $2	91	65%	9	75

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-707 Iho Place 2/901	$144 | $1,082 | $0	$148,000	$365,800	$513,800	99%	1976 & NA

98-707 Iho Place 2/901 - MLS#: 202408652 - Original price was $515,000 - Welcome to Colonnade on the Greens, a hidden gem that offers the ultimate retreat for those seeking privacy & serenity. Tucked away from the hustle & bustle of the city, this highly desirable corner unit features 2 bedrooms, 2 bathrooms + den. Come home and enjoy the lush landscape and captivating views! Upon entering, you are greeted by the cool breeze and an abundance of natural light, illuminating the spacious interior. The open-concept living area creates an inviting atmosphere perfect for both relaxation and entertaining. The kitchen provides ample storage space and the unit also comes with a new washer & dryer. Retreat to the primary bedroom where you'll find 2 large closets and an ensuite bath. Step outside onto your own private balcony and soak in the sweeping views of the mountains, ocean, Pearl Harbor and the city skyline. This outdoor oasis is the perfect place to relax and rejuvenate with your cup of coffee or glass of wine. Enjoy access to an array of exclusive amenities including: a fitness center, swimming pool, hot tub, sauna, bbq area, recreation room, tennis court, pickleball court, basketball court, cornhole, putting green, and 24-hour security for peace of mind. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Guest, Street **Total Parking:** 1 **View:** City, Golf Course, Mountain, Ocean **Frontage:** Golf Course **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