Pearl Ridge Gdns & Twr 98-1032 Moanalua Road Unit 3-201, Aiea 96701 * Pearl Ridge Gdns & Twr * $445,000 * Originally $449,000

Beds:	**2**	MLS#:	**202411219, FS**	Year Built:	**1976**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**778**	List Date & DOM:	**05-20-2024** & **37**	Total Parking:	**1**
Land Sq. Ft.:	**250,557**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$180,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$30/2024**	Land:	**$121,000**
Total Sq. Ft.	**778**	Neighborhood:	**Pearlridge**	Total:	**$301,600**
Maint./Assoc.	**$755 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three / No**
Parking:	**Assigned, Covered - 1**			Frontage:	**Other**
Zoning:	**13 - A-3 High Density Apartment**			View:	**None, Garden**

Public Remarks: **LIMITED TIME: $5,000 Buyer credit to reduce monthly mortgage payments, maintenance fees, and/or closing costs!** Welcome to your urban oasis at Pearl Ridge Gardens & Tower! Located in the heart of Pearl City, this cozy 2-bed, 2-bath condominium offers a harmonious blend of modern comfort and convenience. The primary suite, features a generously sized bedroom and a private ensuite bath. The second bedroom offers versatility, perfect for guests, a home office, or a den. Located in a well-maintained complex, residents enjoy access to a host of amenities, including a sparkling swimming pool, fitness center, barbecue area, and lush landscaping throughout. There is also a washer and dryer in unit, and plenty of guest parking, this one really checks all the boxes! This condominium offers the perfect combination of urban living and suburban tranquility as it is conveniently situated near Pearlridge Center, restaurants, parks, and major highways. Don't miss this opportunity to experience island living at Pearl Ridge Gardens & Tower. **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
98-1032 Moanalua Road 3-201	**$445,000**	2 & 2/0	778 | $572	250,557 | $2	0	52%	2	37

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1032 Moanalua Road 3-201	$30 | $755 | $0	$121,000	$180,600	$301,600	148%	1976 & NA

98-1032 Moanalua Road 3-201 - MLS#: 202411219 - Original price was $449,000 - **LIMITED TIME: $5,000 Buyer credit to reduce monthly mortgage payments, maintenance fees, and/or closing costs!** Welcome to your urban oasis at Pearl Ridge Gardens & Tower! Located in the heart of Pearl City, this cozy 2-bed, 2-bath condominium offers a harmonious blend of modern comfort and convenience. The primary suite, features a generously sized bedroom and a private ensuite bath. The second bedroom offers versatility, perfect for guests, a home office, or a den. Located in a well-maintained complex, residents enjoy access to a host of amenities, including a sparkling swimming pool, fitness center, barbecue area, and lush landscaping throughout. There is also a washer and dryer in unit, and plenty of guest parking, this one really checks all the boxes! This condominium offers the perfect combination of urban living and suburban tranquility as it is conveniently situated near Pearlridge Center, restaurants, parks, and major highways. Don't miss this opportunity to experience island living at Pearl Ridge Gardens & Tower. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** None, Garden **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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