

**Colonnade on the Greens 98-707 Iho Place Unit 2-403, Aiea 96701 \* \$439,000 \* Originally**

**\$448,000**

|   |   |                                  |
|---|---|----------------------------------|
| Bed: <b>2</b>   | MLS#: <b>202411919, FS</b>                        | Year Built: <b>1976</b>          |
| Bath: <b>2/0</b>  | Status: <b>Active</b>                             | Remodeled:                       |
| Living Sq. Ft.: <b>976</b>                                      | List Date & DOM: <b>05-24-2024 &amp; 35</b>       | Total Parking: <b>1</b>          |
| Land Sq. Ft.: <b>298,212</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a>   |
| Lanai Sq. Ft.: <b>91</b>  | Frontage: <b>Golf Course</b>                      | Building: <b>\$353,500</b>       |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$144/2023</b>                       | Land: <b>\$139,800</b>           |
| Total Sq. Ft. <b>1,067</b>                                      | Neighborhood: <b>Pearlridge</b>                   | Total: <b>\$493,300</b>          |
| Maint./Assoc. <b>\$1,025 / \$0</b>                              | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>15-20 / No</b> |
| Parking: <b>Assigned, Guest, Open - 1</b>                       | Frontage: <b>Golf Course</b>                      |                                  |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>City, Golf Course</b>                    |                                  |

**Public Remarks:** COLONNADE ON THE GREENS is a large condominium complex located in Upper Aiea off of Kaonohi Street. This community is special because of its setting overlooking the Pearl at Kalauao Golf Course and Pearl Harbor. It is rich with many amenities that are uncommon for the area. This 2-bedroom, 2-bathroom unit has an attractive and reasonable List Price relative to its "Average" condition. Unit is ideal for a new owner wanting to refresh/renovate it to make it their special home. Unit has a washer & dryer and comes with 1-assigned open parking stall. A few of the many amenities include: Entry guardhouse, roaming security patrol, swimming pool, tennis court, pickleball court, handball/racquetball court, golf putting green, picnic & BBQ area, Resident Manager and many more. Property to be sold in strictly "AS-IS" Condition. **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 |
|--|------------------|----------|---------------|---------------|-----|
| <a href="#">98-707 Iho Place 2-403</a> | <b>\$439,000</b> | 2 & 2/0  | 976   \$450   | 298,212   \$1 | 35  |

| Address                                | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-707 Iho Place 2-403</a> | \$144   \$1,025   \$0 | \$139,800     | \$353,500         | \$493,300      | 89%   | 1976 & NA        |

[98-707 Iho Place 2-403](#) - MLS#: [202411919](#) - Original price was \$448,000 - COLONNADE ON THE GREENS is a large condominium complex located in Upper Aiea off of Kaonohi Street. This community is special because of its setting overlooking the Pearl at Kalauao Golf Course and Pearl Harbor. It is rich with many amenities that are uncommon for the area. This 2-bedroom, 2-bathroom unit has an attractive and reasonable List Price relative to its "Average" condition. Unit is ideal for a new owner wanting to refresh/renovate it to make it their special home. Unit has a washer & dryer and comes with 1-assigned open parking stall. A few of the many amenities include: Entry guardhouse, roaming security patrol, swimming pool, tennis court, pickleball court, handball/racquetball court, golf putting green, picnic & BBQ area, Resident Manager and many more. Property to be sold in strictly "AS-IS" Condition. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** City, Golf Course **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