

Pearl Regency 98-402 Koauka Loop Unit 612, Aiea 96701 * Pearl Regency * \$417,000

Beds: 1	MLS#: 202412276, FS	Year Built: 1981
Bath: 1/0	Status: Active Under Contract	Remodeled: 2021
Living Sq. Ft.: 610	List Date & DOM: 05-31-2024 & 41	Total Parking: 1
Land Sq. Ft.: 224,160	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 27	Frontage:	Building: \$312,100
Sq. Ft. Other: 0	Tax/Year: \$71/2024	Land: \$55,800
Total Sq. Ft. 637	Neighborhood: Pearlridge	Total: \$367,900
Maint./Assoc. \$624 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Guest, Open - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Ocean, Sunset	

Public Remarks: Beautifully Upgraded and with SPLIT ACs! Definitely a Resort Style Living Condo with Amenities Galore! Lots of Guest Parking, too! Ocean and Sunset Views! Pet Friendly Building! Building has sprinklers and Fire PA Speaker Alarms installed. Stunning, Meticulously Upgraded One Bedroom on this Preferred Quiet Side of the Building! Bright Crisp Kitchen, Awesome Shower Stall in Beautiful Bath, Cool, Quiet Unit with Split ACs in Bed and Living Area with Sunblock Drapes, Porcelain tile, Quartz Counters, Soft Close Cabinets, Newer Carpet and Newer Appliances! Unit is conveniently just steps out from the elevator. Check out the Pool, Jacuzzi, Kiddie Pool, Tennis Courts, BBQ area, Playground, Walking Paths, Sauna, Exercise Room, Car Wash, Storage lockers, Vending Machines, Motorcycle parking, Security with video, and On-Site Manager. **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.	Lanai	Occ.	FL	DOM
98-402 Koauka Loop 612	\$417,000	1 & 1/0	610 \$684	224,160 \$2	27	41%	6	41

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-402 Koauka Loop 612	\$71 \$624 \$0	\$55,800	\$312,100	\$367,900	113%	1981 & 2021

[98-402 Koauka Loop 612](#) - MLS#: [202412276](#) - Beautifully Upgraded and with SPLIT ACs! Definitely a Resort Style Living Condo with Amenities Galore! Lots of Guest Parking, too! Ocean and Sunset Views! Pet Friendly Building! Building has sprinklers and Fire PA Speaker Alarms installed. Stunning, Meticulously Upgraded One Bedroom on this Preferred Quiet Side of the Building! Bright Crisp Kitchen, Awesome Shower Stall in Beautiful Bath, Cool, Quiet Unit with Split ACs in Bed and Living Area with Sunblock Drapes, Porcelain tile, Quartz Counters, Soft Close Cabinets, Newer Carpet and Newer Appliances! Unit is conveniently just steps out from the elevator. Check out the Pool, Jacuzzi, Kiddie Pool, Tennis Courts, BBQ area, Playground, Walking Paths, Sauna, Exercise Room, Car Wash, Storage lockers, Vending Machines, Motorcycle parking, Security with video, and On-Site Manager. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** City, Ocean, Sunset **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, Occ. = Occupancy, FL = Floor Number