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

Beds: **1**	MLS#: **202412276, FS**	Year Built: **1981**
Bath: **1/0**	Status: **Active**	Remodeled: **2021**
Living Sq. Ft.: **610**	List Date & DOM: **05-31-2024** & **28**	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, Porcelein 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.	DOM
98-402 Koauka Loop 612	$417,000	1 & 1/0	610 | $684	224,160 | $2	28

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, Porcelein 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