

**Park At Pearlridge 98-487 Koauka Loop Unit B1304, Aiea 96701 \* Park At Pearlridge \***

**\$609,000**

Beds: <b>3</b>	MLS#: <b>202412654, FS</b>	Year Built: <b>1982</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled: <b>2022</b>
Living Sq. Ft.: <b>1,175</b>	List Date & DOM: <b>06-05-2024 &amp; 23</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>57</b>	Frontage:	Building: <b>\$505,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$136/2024</b>	Land: <b>\$104,700</b>
Total Sq. Ft. <b>1,232</b>	Neighborhood: <b>Pearlridge</b>	Total: <b>\$610,000</b>
Maint./Assoc. <b>\$1,153 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Covered - 1</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Mountain, Ocean</b>	

**Public Remarks:** Incredibly priced and fully renovated 3 bedroom 2 full bath with a \$10,000 Seller's credit to closing costs! This 2022-upgraded gem features quartz countertops and wood cabinets in the kitchen and bathrooms, vinyl plank flooring throughout. This residence has a corner end parking stall. Enjoy an abundance of amenities including a pool, jacuzzi, tennis courts, BBQ areas, golf practice area and more. Located close to Pearlridge Mall for shopping and entertainment and just a short drive to the freeway on and off ramp for a quick commute. You don't want to miss this opportunity! Building is fully insured and accepting all financing. New maintenance begins 7/1. **Sale Conditions:** None **Schools:** [Aiea](#), [Aiea](#), [Aiea](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">98-487 Koauka Loop B1304</a>	<a href="#">\$609,000</a>	3 & 2/0	1,175   \$518	0   \$inf	57	54%	13	23

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">98-487 Koauka Loop B1304</a>	\$136   \$1,153   \$0	\$104,700	\$505,300	\$610,000	100%	1982 & 2022

[98-487 Koauka Loop B1304](#) - MLS#: [202412654](#) - Incredibly priced and fully renovated 3 bedroom 2 full bath with a \$10,000 Seller's credit to closing costs! This 2022-upgraded gem features quartz countertops and wood cabinets in the kitchen and bathrooms, vinyl plank flooring throughout. This residence has a corner end parking stall. Enjoy an abundance of amenities including a pool, jacuzzi, tennis courts, BBQ areas, golf practice area and more. Located close to Pearlridge Mall for shopping and entertainment and just a short drive to the freeway on and off ramp for a quick commute. You don't want to miss this opportunity! Building is fully insured and accepting all financing. New maintenance begins 7/1. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent **Parking:** Covered - 1 **Total Parking:** 1 **View:** Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Aiea](#), [Aiea](#), [Aiea](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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