Park At Pearlridge 98-487 Koauka Loop Unit B1304, Aiea 96701 * \$609,000

Beds: **3** MLS#: **202412654**, **FS** Year Built: **1982**

Bath: 2/0 Status: Active Under Contract Remodeled: 2022

Living Sq. Ft.: **1,175** List Date & DOM: **06-05-2024** & **33** Total Parking: **1**

 Land Sq. Ft.: 0
 Condition: Excellent
 Assessed Value

 Lanai Sq. Ft.: 57
 Frontage:
 Building: \$505,300

 Sq. Ft. Other: 0
 Tax/Year: \$136/2024
 Land: \$104,700

 Total Sq. Ft. 1,232
 Neighborhood: Pearlridge
 Total: \$610,000

 Maint./Assoc. \$1,153 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: **Covered - 1** Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: Mountain, Ocean

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:** <u>Aiea</u>, <u>Aiea</u>, <u>Aiea</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
98-487 Koauka Loop B1304	\$609,000	3 & 2/0	1,175 \$518	0 \$inf	33

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-487 Koauka Loop B1304	\$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