Park At Pearlridge 98-351 Koauka Loop Unit C1603, Aiea 96701 * $580,000

Beds:	**3**	MLS#:	**202412669, FS**	Year Built:	**1982**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	**2015**
Living Sq. Ft.:	**1,175**	List Date & DOM:	**06-05-2024** & **20**	Total Parking:	**2**
Land Sq. Ft.:	**283,096**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**57**	Frontage:	**Other**	Building:	**$517,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$139/2023**	Land:	**$104,700**
Total Sq. Ft.	**1,232**	Neighborhood:	**Pearlridge**	Total:	**$576,000**
Maint./Assoc.	**$1,153 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**15-20 / No**
Parking:	**Covered - 2, Guest**	Frontage:	**Other**		
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Golf Course**		

Public Remarks: Park at Pearlridge 3 bedroom 2 bath and 2 parking stalls (covered/assigned). Currently the owner is in the process of moving. Kitchen and bathrooms are renovated (approx 10 yrs ago). Floor is laminated. Cool side of building. Very convenient location-Across from Pearlridge Mall, Pali Momi Hospital, Kaiser Clinic, Dentists, and more. Fire Sprinklers are in the unit. Currently Monthly HOA increase notification(due to hike of insurance premium) was sent effective July 1 next month. The amount is the new amount from July 1. Very spacious 3 bedroom facing cool side of building and capture beautiful Pearl Country Club golf course view. There are many grassy private parks on the condo and two tennis courts and pool/jacuzzi and golf hitting range near A building. This is a Pet friendly condo with pet rule in house rule. 2 COVERED parking stalls are very attractive for either owning the unit or renting out. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
98-351 Koauka Loop C1603	$580,000	3 & 2/0	1,175 | $494	283,096 | $2	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-351 Koauka Loop C1603	$139 | $1,153 | $0	$104,700	$517,000	$576,000	101%	1982 & 2015

98-351 Koauka Loop C1603 - MLS#: 202412669 - Park at Pearlridge 3 bedroom 2 bath and 2 parking stalls (covered/assigned). Currently the owner is in the process of moving. Kitchen and bathrooms are renovated (approx 10 yrs ago). Floor is laminated. Cool side of building. Very convenient location-Across from Pearlridge Mall, Pali Momi Hospital, Kaiser Clinic, Dentists, and more. Fire Sprinklers are in the unit. Currently Monthly HOA increase notification(due to hike of insurance premium) was sent effective July 1 next month. The amount is the new amount from July 1. Very spacious 3 bedroom facing cool side of building and capture beautiful Pearl Country Club golf course view. There are many grassy private parks on the condo and two tennis courts and pool/jacuzzi and golf hitting range near A building. This is a Pet friendly condo with pet rule in house rule. 2 COVERED parking stalls are very attractive for either owning the unit or renting out. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average **Parking:** Covered - 2, Guest **Total Parking:** 2 **View:** Golf Course **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market