

**Bougainville 98-360 Koauka Loop Unit 206, Aiea 96701 Bougainville**

Status: Sold	MLS#: <a href="#">202415539</a>	Parcel#: <a href="#">1-9-8-039-001-0033</a>
List Price: \$560,000	Original Price: \$560,000	Price Change: \$0
Beds: 3   Baths: 2/0	Year Built: 1975	Remodeled: 2015
Region: Pearlcity	Neighborhood: PearlrIDGE	Building: Bougainville
Living Sq Ft: 1,261	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 1,336
Land Sq Ft: 233,351	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 75
Total Parking: 1	Date Listed: 07-05-2024	Days on Market: 45
View: None	Frontage: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>	Type: Condo/Townhouse
Assessed Building: \$350,000	Assessed Land: \$224,400	Assessed Value: \$574,400
Taxes: \$133   Year: 2024	Maintenance Fee: \$638	Association Fee: \$0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Above Average, Average	Parking: Assigned, Covered - 1, Street	<a href="#">Zoning:</a> 12 - A-2 Medium Density Apartme
Close Price: \$560,000	Close Date: 10-03-2024	Financing: VA   Concessions: 9000
Elementary: ALVAH SCOTT	Middle School: Aiea	High School: Aiea

**Public Remarks:** Freshly staged! VA assumable loan possible at 4.625%, loan balance approx \$533,000. Discover the perfect blend of comfort, convenience, and community in this spacious three-bedroom, two-bath townhome in the heart of Aiea. Designed with ample room for living and entertaining, the kitchen was opened up and features a stainless steel refrigerator and stove plus granite counters and a complimentary backsplash. Covered parking and an extra storage right outside the unit. Low HOA fees covers everything except electricity...including a security guard and premium cable package. Located across from PearlrIDGE Mall, this home offers unparalleled access to a variety of dining, shopping, and entertainment options. Enjoy the fresh produce and local crafts at the daytime farmer's markets, live music at the evening village market, and a variety of events year round. Also it's across the street from Pali Momi Medical Center and in very close proximity to Joint Base Pearl Harbor Hickam, Camp Smith, Tripler Medical Center and the freeway entrances. This community is equipped with a pool, perfect for weekend relaxation or socializing with neighbors. Open house on Aug 11 from 2-5 pm. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Cable TV, Ceiling Fan, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Condo Association Pool, Patio/Deck, Pool on Property, Recreation Room, Security Guard, Storage **Utilities:** **Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 206 **Construction:** Above Ground **Lot Features:** **Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 216 **Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Townhouse **Construction Materials:** Above Ground **Roof:** **Flooring:** Ceramic Tile, Laminate, W/W Carpet **Security Features:** Key, Security Patrol **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Associa Hawaii **Management Company Phone:** 808-836-0911



