

College Gardens 1 96-224 Waiawa Road Unit 60, Pearl City 96782 College Gardens 1

Status: Cancelled	MLS#: 202428819	Parcel#: 1-9-6-003-040-0059
List Price: \$460,000	Original Price: \$490,000	Price Change: \$-30,000
Beds: 2 Baths: 2/0	Year Built: 1984	Remodeled: 2020
Region: Pearlcity	Neighborhood: Pearl City-lower	Building: College Gardens 1
Living Sq Ft: 941	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 1,013
Land Sq Ft: 276,214	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 72
Total Parking: 1	Date Listed: 12-28-2024	Days on Market: 260
View: Garden	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$437,600	Assessed Land: \$87,100	Assessed Value: \$524,700
Taxes: \$153 Year: 2024	Maintenance Fee: \$799	Association Fee: \$0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Above Average	Parking: Assigned, Street	Zoning : 12 - A-2 Medium Density Apartme
Elementary: Lehua	Middle School: Highlands	High School: Pearl City

Public Remarks: Price improvement and seller to credit 2 months' maintenance fees with a full price offer! This beautifully maintained, LARGER 2nd floor END unit, 2-bedroom, 2-bath townhouse features an open floor plan. End units in this complex are private and have more windows for greater air flow. The kitchen has newer appliances and ample storage including a pantry. Full sized washer and dryer in its own space in the hallway. Step outside to your private lanai, where you have a closet for extra storage. This complex is pet friendly and in an area that accepts USDA as well as VA loans. The parking stall is closest to the building, and you can see your car from outside your door. Just downstairs is a BBQ area and the guard station. College Gardens is perfectly situated just steps from Leeward Community College and the Halaulani HART Skyline station 1. Close proximity to freeway cutoffs, Waialeke Shopping Center, Sam's Club, Walmart, and Pearl City Highlands shops and restaurants. Seller has identified a replacement property, and may need a short lease back period. Asking price is below tax assessed value —don't let this opportunity slip away! Call your favorite realtor to schedule a showing today **Sale Conditions:** Subject To Repl. Property * [Photos](#), [History](#)

Inclusions: AC Window Unit, Disposal, Drapes, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Playground, Resident Manager, Security Guard, Walking/Jogging Path **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: Wood Frame **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: Vinyl **Disclosures:** Pet on Property, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Townhouse, Walk-Up

Construction Materials: Wood Frame **Roof:** **Flooring:** Vinyl **Security Features:** Security Patrol

Easements: **Set Backs:** **Special Listing Conditions:** Subject To Repl. Property **Management Company:** Touchstone Properties **Management Company Phone:** 808.566.4100

