

College Gardens 1 96-216 Waiawa Road Unit 75, Pearl City 96782 College Gardens 1

Status: Sold	MLS#: 2807329	Parcel#: 1-9-6-003-040-0074
List Price: \$275,900	Original Price: \$285,000	Price Change: \$-9,100
Beds: 2 Baths: 2/0	Year Built: 1984	Remodeled:
Region: Pearlcity	Neighborhood: Pearl City-lower	Building: College Gardens 1
Living Sq Ft: 912	Other Sq Ft: 0	Total Sq Ft: 984
Land Sq Ft: 276,209	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 72
Total Parking: 1	Date Listed: 04-30-2008	Days on Market: 57
View: None	Frontage:	Type: Condo/Townhouse
Assessed Building: \$249,800	Assessed Land: \$49,000	Assessed Value: \$298,800
Taxes: \$57 Year: 2008	Maintenance Fee: \$282	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Open - 1, Street	Zoning:
Close Price: \$270,000	Close Date: 08-04-2008	Financing: Conventional Concessions:
Elementary: Lehua	Middle School: Highlands	High School: Pearl City

Public Remarks: Lowest PRICE/SF in Pearl City! Priced WAY BELOW last Ground floor unit, 2bd, 2 full bath unit, lrg 914s.f. with a secured back lanai and fenced-in courtyard. Park and BBQ right behind. All new paint, carpet, ceramic tile and laminate wood flrs in the entry. Kitchen and baths are sparkling clean. Mins. to LCC, Sam's Club, Wal-Mart and Highlands Shop Ctr. Pet friendly. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: Blinds, Book Shelves, Cable TV, Ceiling Fan, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Private Yard, Recreation Room, Resident Manager, Security Guard **Utilities:** **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Laminate, Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Pet on Property **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Townhouse **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Laminate, Vinyl, W/W Carpet **Security Features:** Security Patrol **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Touchstone Prop. **Management Company Phone:** 521-6500



