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

Status: Active	MLS#: 202618571	Parcel#: 1-9-6-003-040-0074
List Price: $470,000	Original Price: $470,000	Price Change: $0
Beds: 2 | Baths: 2/0	Year Built: 1984	Remodeled: 2016
Region: Pearlcity	Neighborhood: Pearl City-lower	Building: College Gardens 1
Living Sq Ft: 912	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 984
Land Sq Ft: 276,214	Land Tenure: FS - Fee Simple	Lanai 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 **132** 0
Total Parking: 1	Date Listed: 10-01-2026	Days on Market: 8
View: Garden, Other	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $172,800	Assessed Land: $245,300	Assessed Value: $418,100
Taxes: $122 | Year: 2025	Maintenence Fee: $775	Association Fee: $0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Average	Parking: Assigned, Open - 1	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: Motivated Seller!! Step into this charming ground-floor two-bedroom, two-full-bathroom townhome, featuring an open-concept layout and a thoughtfully designed living space. As you enter, the open kitchen sits to the left, creating a seamless flow into the spacious and inviting living room—perfect for relaxing or entertaining guests. Carpet flooring runs throughout the unit. Enjoy true indoor-outdoor living with your enclosed patio and additional fenced private yard space, ideal for morning coffee, barbecues, or quiet evenings. The back yard opens directly to the park area with a BBQ grill, and picnic table, making it perfect for gatherings and everyday enjoyment. This home also includes an in-unit washer and dryer and one assigned parking stall. Located near Sam's Club, military bases, the rail station, and Leeward Community College, this property offers easy access to shopping, dining, and transportation. Don't miss this opportunity to own a well-situated, comfortable, and inviting home in a prime location! **Sale Conditions:** None * Photos, History

Inclusions: Blinds, Ceiling Fan, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Water Heater **Amenities:** Patio/Deck, Storage, Wall/Fence **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **206**
Construction: Double Wall, Wood Frame **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **216**
Floor: Ceramic Tile, W/W Carpet **Disclosures:** Call Listor, See Remarks **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Double Wall,Wood Frame **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Key **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Touchstone **Management Company Phone:** 8085664100