

COLLEGE GARDENS 3, PEARL CITY 96782 COLLEGE GARDENS 3

Status: Expired	MLS#: 2304552	Parcel#: 1-9-6-003-040-0074
List Price: \$86,000	Original Price: \$86,000	Price Change: \$0
Beds: 2 Baths: 2/0	Year Built: 1984	Remodeled:
Region: Pearlcit	Neighborhood: Pearl City-lower	Building: College Gardens 3
Living Sq Ft: 912	Other Sq Ft: 0	Total Sq Ft: 984
Land Sq Ft: 0	Land Tenure: LH - Leasehold	Lanai Sq Ft: 72
Total Parking: 1	Date Listed: 04-08-2003	Days on Market: 366
View: None	Frontage:	Type: Condo/Townhouse
Assessed Building: \$75,900	Assessed Land: \$49,000	Assessed Value: \$124,900
Taxes: \$43 Year: 2003	Maintenance Fee: \$226	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Average	Parking: Assigned, Open - 1	Zoning:
Elementary: LEHUA	Middle School: HIGHLANDS	High School: PEARL CIT

Public Remarks: RARELY AVAIL GROUND FLR UNIT W/PRIVACY YARD. PRICED FOR QUICK SALE. \$2,500 CREDIT TO BUYER AT CLOSING TOWARD CARPET/PAINT. GOOD OWNER-OCCUPANCY RATIO. PLS INCLUDE 1031 EXCH AND AS-IS CONDITION ADDENDA. A MUST SEE!! **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: Blinds, Ceiling Fan, Chandelier, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Washer **Amenities:** Security Guard **Utilities:** **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** **Floor:** Laminate, Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse, Walk-Up **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** **Flooring:** Laminate, Vinyl, W/W Carpet **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** TOUCHSTONE PROP **Management Company Phone:** (808) 521-6500