Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-801, Aiea 96701 * Pearl Ridge Gdns & Twr * $325,000

Sold Price: $315,000	Sold Date: 08-13-2020	Sold Ratio: 97%
Beds: **2**	MLS#: **202015222, FS**	Year Built: **1976**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **731**	List Date & DOM: **06-29-2020** & **22**	Total Parking: **2**
Land Sq. Ft.: **250,557**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **60**	Frontage:	Building: **$164,300**
Sq. Ft. Other: **0**	Tax/Year: **$85/2019**	Land: **$125,800**
Total Sq. Ft. **791**	Neighborhood: **Pearlridge**	Total: **$290,100**
Maint./Assoc. **$575 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 2**	Frontage:	
Zoning: **13 - A-3 High Density Apartment**	View: **Mountain, Ocean, Sunset**	

Public Remarks: Desirable 2 bedroom, 2 bath end unit with 2 separate entrances and 2 assigned open parking stalls. Nice views of Pearl Harbor, mountains and sunset from lanai. Remodeled kitchen and bathrooms, new stove, tile flooring throughout, track lighting, bedroom enclosure and more. Great location right across the street from Pearlridge mall and near busline and hospital. Building is undergoing renovation work - plumbing, concrete, painting & other improvements. Keyed entry, resident manager, security, community laundry, parcel mail boxes, and amenities to enjoy. Maintenance fees include water, hot water, sewer, tv cable and internet. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
98-1038 Moanalua Road 7-801	$325,000	2 & 2/0	731 | $445	250,557 | $1	60	52%	8	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-801	$85 | $575 | $0	$125,800	$164,300	$290,100	112%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-801	$315,000	08-13-2020	97%	97%	Cash 450

98-1038 Moanalua Road 7-801 - MLS#: 202015222 - Desirable 2 bedroom, 2 bath end unit with 2 separate entrances and 2 assigned open parking stalls. Nice views of Pearl Harbor, mountains and sunset from lanai. Remodeled kitchen and bathrooms, new stove, tile flooring throughout, track lighting, bedroom enclosure and more. Great location right across the street from Pearlridge mall and near busline and hospital. Building is undergoing renovation work - plumbing, concrete, painting & other improvements. Keyed entry, resident manager, security, community laundry, parcel mail boxes, and amenities to enjoy. Maintenance fees include water, hot water, sewer, tv cable and internet. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Mountain, Ocean, Sunset **Frontage: Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number