

# **Pearl Kai Terrace 834 Lehua Avenue Unit 301, Pearl City 96782 \* Pearl Kai Terrace \***

**\$245,000**

Sold Price: \$245,000	Sold Date: 07-09-2021	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b>202109859, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>600</b>	List Date & DOM: <b>04-24-2021 &amp; 16</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>13,068</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$187,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$66/2020</b>	Land: <b>\$91,800</b>
Total Sq. Ft. <b>600</b>	Neighborhood: <b>Pearl City-upper</b>	Total: <b>\$279,300</b>
Maint./Assoc. <b>\$409 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Three / No</b>
Parking: <b>Assigned, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Investor haven! Price below assessed value. 2/1/1 Condo unit in Pearl Kai Terrace is looking for investor only, excellent tenant has a year lease. Rental \$1,500-1,600. Unit is on the top floor and no neighbor on either side. Cool Breeze. AC window unit. Vinyl Flank waterproof flooring. Kitchen and bathroom updated. Community Laundry and Pet verify. Good location near Shopping Malls and easy freeway access. Information herein may contain inaccuracies and is provided without warranty or guaranty, given or implied. Agents, their clients, and prospective buyers must verify any information that a prospective buyer would deem material or otherwise important the buyers decision whether or not to submit an offer and/or the buyers total amount offered. Pictures taken before the tenant moves in. **Sale Conditions:** None **Schools:** [Lehua, Highlands, Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">834 Lehua Avenue 301</a>	<a href="#">\$245,000</a>	2 & 1/0	600   \$408	13,068   \$19	0	42%	3	16

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">834 Lehua Avenue 301</a>	\$66   \$409   \$0	\$91,800	\$187,500	\$279,300	88%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">834 Lehua Avenue 301</a>	\$245,000	07-09-2021	100%	100%	Conventional

[834 Lehua Avenue 301](#) - MLS#: [202109859](#) - Investor haven! Price below assessed value. 2/1/1 Condo unit in Pearl Kai Terrace is looking for investor only, excellent tenant has a year lease. Rental \$1,500-1,600. Unit is on the top floor and no neighbor on either side. Cool Breeze. AC window unit. Vinyl Flank waterproof flooring. Kitchen and bathroom updated. Community Laundry and Pet verify. Good location near Shopping Malls and easy freeway access. Information herein may contain inaccuracies and is provided without warranty or guaranty, given or implied. Agents, their clients, and prospective buyers must verify any information that a prospective buyer would deem material or otherwise important the buyers decision whether or not to submit an offer and/or the buyers total amount offered. Pictures taken before the tenant moves in.

**Region:** Pearl City **Neighborhood:** Pearl City-upper **Condition:** Above Average **Parking:** Assigned, Street **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lehua, Highlands, Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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