

Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-1901, Aiea 96701 * Pearl Ridge Gdns & Twr * \$389,000

Sold Price: \$390,000 Sold Date: 07-15-2021 Sold Ratio: 100%
 Beds: **2** MLS#: **202112675, FS** Year Built: **1976**
 Bath: **2/0** Status: **Sold** Remodeled: **2021**
 Living Sq. Ft.: **731** List Date & DOM: **05-19-2021 & 21** Total Parking: **2**
 Land Sq. Ft.: **250,557** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **60** Frontage: **Stream/Canal** Building: **\$184,900**
 Sq. Ft. Other: **0** Tax/Year: **\$89/2020** Land: **\$109,300**
 Total Sq. Ft. **791** Neighborhood: **Pearlridge** Total: **\$294,200**
 Maint./Assoc. **\$686 / \$169** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **21+ / No**
 Parking: **Assigned, Covered - 1, Guest, Open - 1** Frontage: **Stream/Canal**
[Zoning](#): **13 - A-3 High Density Apartment** View: **Ocean, Sunset**

Public Remarks: Renovated to turn key, new everything, electric outlets, lighting fixtures, plumbing fixtures and valves. appliances, quartz counters with hardwood fronts and soft close hinges. We took out the old accordion door and put in drywall to properly enclose the master bedroom. 2 full size parking. Features on this unit are an exceptional value. From the elevator, there are two separate locked entries to this unit for a versatile set up. Harbor and sunset view from this high floor and easy to access property make this a win in every corner. A rare value and find, don't hesitate, as it may be gone. Offers submitted as they come in. Maintenance fee includes a \$155 loan assessment and \$14.70 common electric charges. Unit electric charges not included in amount, but billed through AOA. **Sale Conditions:** None **Schools:** [Pearl Ridge](#), [Aiea](#), [Aiea](#) * [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 7-1901	\$389,000	2 & 2/0	731 \$532	250,557 \$2	60	52%	19	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-1901	\$89 \$686 \$169	\$109,300	\$184,900	\$294,200	132%	1976 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-1901	\$390,000	07-15-2021	100%	100%	VA

[98-1038 Moanalua Road 7-1901](#) - MLS#: [202112675](#) - Renovated to turn key, new everything, electric outlets, lighting fixtures, plumbing fixtures and valves. appliances, quartz counters with hardwood fronts and soft close hinges. We took out the old accordion door and put in drywall to properly enclose the master bedroom. 2 full size parking. Features on this unit are an exceptional value. From the elevator, there are two separate locked entries to this unit for a versatile set up. Harbor and sunset view from this high floor and easy to access property make this a win in every corner. A rare value and find, don't hesitate, as it may be gone. Offers submitted as they come in. Maintenance fee includes a \$155 loan assessment and \$14.70 common electric charges. Unit electric charges not included in amount, but billed through AOA. **Region:** Pearl City
Neighborhood: Pearlridge **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Ocean, Sunset **Frontage:** Stream/Canal **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Pearl Ridge](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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