

**Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-2306, Aiea 96701 \* Pearl Ridge**

**Gdns & Twr \* \$255,000**

|   |  |                                |
|---|--|--------------------------------|
| Sold Price: \$265,000   | Sold Date: 12-23-2021  | Sold Ratio: 104%               |
| Beds: <b>1</b>  | MLS#: <b>202126785, FS</b>                                       | Year Built: <b>1976</b>        |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>  | Remodeled:                     |
| Living Sq. Ft.: <b>523</b>                                      | List Date & DOM: <b>10-28-2021 &amp; 5</b>                       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>250,551</b>                                    | Condition: <b>Above Average</b>                                  | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>60</b>  | Frontage:  | Building: <b>\$134,200</b>     |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$63/2021</b>                                       | Land: <b>\$80,600</b>          |
| Total Sq. Ft. <b>583</b>  | Neighborhood: <b>Pearlridge</b>                                  | Total: <b>\$214,800</b>        |
| Maint./Assoc. <b>\$506 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b>                | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 1, Guest</b>                    | Frontage:  |                                |
| <a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b> | View: <b>City, Garden, Golf Course, Mountain, Ocean, Sunrise</b> |                                |

**Public Remarks:** Rarely available Penthouse 1Bed/1Bath. This tastefully designed condo has an open concept kitchen/living space with lovely city, mountain, & golf course views. 1 covered parking. Updates to the condo 2017-2021 include: Vinyl flooring throughout, lighting fixtures, kitchen/bathroom faucets, toilet, replaced lower kitchen cabinets, sliding screen door, and vertical blinds. Wonderful amenities, 2 pools, clubroom near pool, beautifully landscaped BBQ lawn area, dedicated carwash spot, community laundry, Resident Manager, security guard for evening hours & keyed entry. Conveniently located near Pearlridge Shopping Center, banks, entertainment, restaurants, Pearl Harbor Naval & Camp Smith. Tenant occupied. Special Assessment fee \$114.25/month. Sold As Is. One or more or more photos have been enhanced. **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 |
|--|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">98-1038 Moanalua Road 7-2306</a> | <b>\$255,000</b> | 1 & 1/0  | 523   \$488   | 250,551   \$1 | 60    | 52%  | 23 | 5   |

| Address                                      | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-1038 Moanalua Road 7-2306</a> | \$63   \$506   \$0  | \$80,600      | \$134,200         | \$214,800      | 119%  | 1976 & NA        |

| Address                                      | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms     |
|--|------------|------------|------------|----------------|----------------|
| <a href="#">98-1038 Moanalua Road 7-2306</a> | \$265,000  | 12-23-2021 | 104%       | 104%           | Conventional 0 |

[98-1038 Moanalua Road 7-2306](#) - MLS#: [202126785](#) - Rarely available Penthouse 1Bed/1Bath. This tastefully designed condo has an open concept kitchen/living space with lovely city, mountain, & golf course views. 1 covered parking. Updates to the condo 2017-2021 include: Vinyl flooring throughout, lighting fixtures, kitchen/bathroom faucets, toilet, replaced lower kitchen cabinets, sliding screen door, and vertical blinds. Wonderful amenities, 2 pools, clubroom near pool, beautifully landscaped BBQ lawn area, dedicated carwash spot, community laundry, Resident Manager, security guard for evening hours & keyed entry. Conveniently located near Pearlridge Shopping Center, banks, entertainment, restaurants, Pearl Harbor Naval & Camp Smith. Tenant occupied. Special Assessment fee \$114.25/month. Sold As Is. One or more or more photos have been enhanced. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, Garden, Golf Course, Mountain, Ocean, Sunrise **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