

Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-306, Aiea 96701 * Pearl Ridge Gdns & Twr * \$250,000

Sold Price: \$253,000	Sold Date: 01-05-2022	Sold Ratio: 101%
Beds: 1	MLS#: <u>202128683</u>, FS	Year Built: 1976
Bath: 1/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 523	List Date & DOM: 11-09-2021 & 9	Total Parking: 1
Land Sq. Ft.: 250,557	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$124,700
Sq. Ft. Other: 0	Tax/Year: \$31/2021	Land: \$80,600
Total Sq. Ft. 523	Neighborhood: Pearlridge	Total: \$205,300
Maint./Assoc. \$506 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Covered - 1	Frontage:	
Zoning : 13 - A-3 High Density Apartment	View: Garden, Sunrise	

Public Remarks: Unbeatable price in an unbeatable location! Walk right across the street to Pearlridge Center with its offices, shops and restaurants! Unit was renovated 3 years ago with new appliances, renovated bathroom and new interior paint. Unit does not have popcorn ceilings. New wall unit AC installed Aug 2018. Vinyl plank flooring and matching quartz countertops in kitchen and bathroom. Carpet in the living room and bedroom. 1 covered parking stall with plenty of guest parking. Amenities include 2 pools, 2 hot tubs, party room and community laundry. Maintenance fee includes special assessment, internet, cable, water, sewer and common area maintenance. Unit is on the cooler side of the building and in great shape but to be sold "As-Is" **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 7-306	\$250,000	1 & 1/0	523 \$478	250,557 \$1	0	52%	3	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-306	\$31 \$506 \$0	\$80,600	\$124,700	\$205,300	122%	1976 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-306	\$253,000	01-05-2022	101%	101%	Conventional

[98-1038 Moanalua Road 7-306](#) - MLS#: [202128683](#) - Unbeatable price in an unbeatable location! Walk right across the street to Pearlridge Center with its offices, shops and restaurants! Unit was renovated 3 years ago with new appliances, renovated bathroom and new interior paint. Unit does not have popcorn ceilings. New wall unit AC installed Aug 2018. Vinyl plank flooring and matching quartz countertops in kitchen and bathroom. Carpet in the living room and bedroom. 1 covered parking stall with plenty of guest parking. Amenities include 2 pools, 2 hot tubs, party room and community laundry. Maintenance fee includes special assessment, internet, cable, water, sewer and common area maintenance. Unit is on the cooler side of the building and in great shape but to be sold "As-Is" **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average, Excellent **Parking:** Covered - 1 **Total Parking:** 1 **View:** Garden, 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