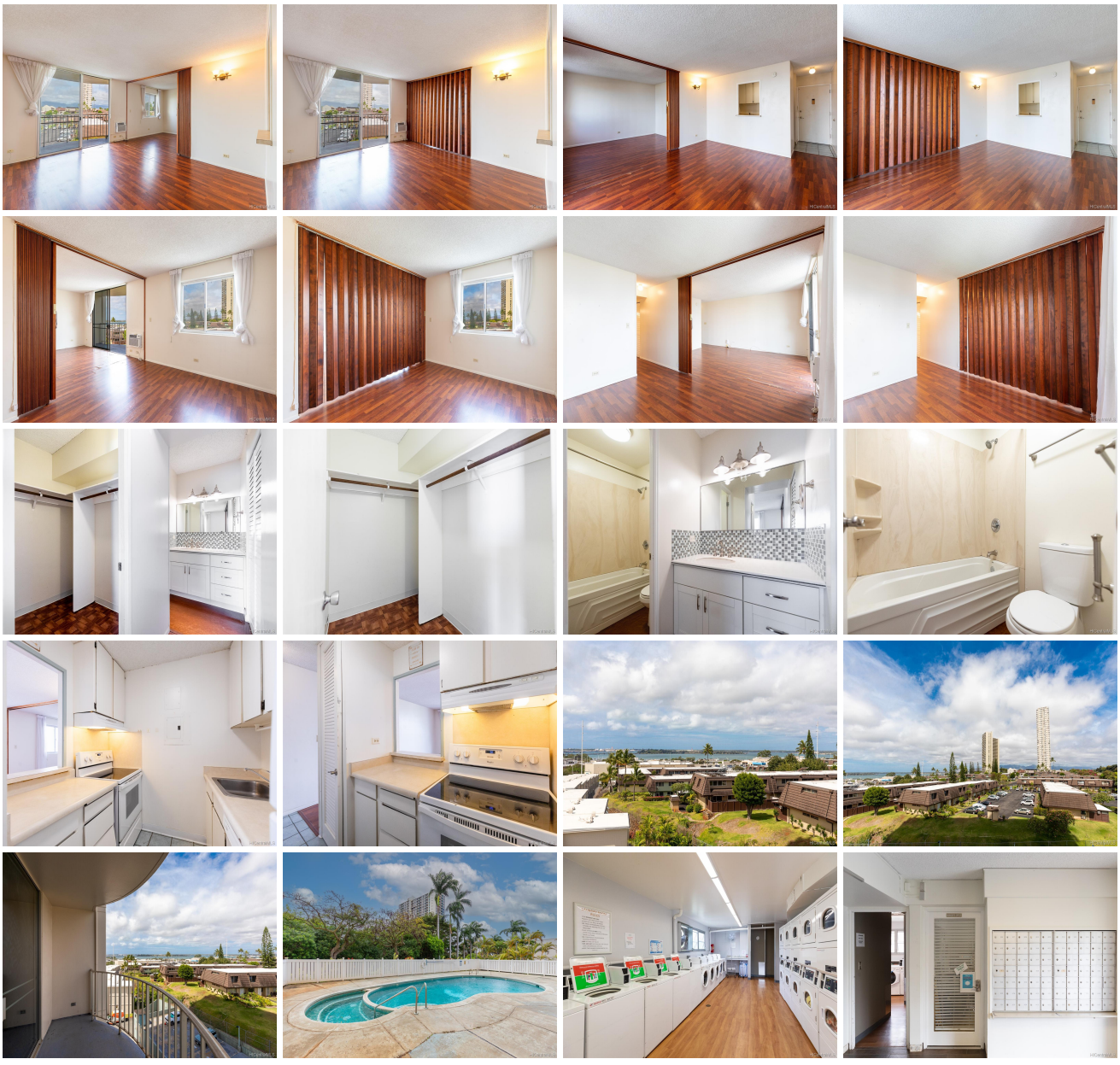
Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-703, Aiea 96701 * Pearl Ridge Gdns & Twr * $249,000

Sold Price: $285,000	Sold Date: 07-29-2022	Sold Ratio: 114%
Beds: **1**	MLS#: **202209535, FS**	Year Built: **1976**
Bath: **1/0**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **523**	List Date & DOM: **06-13-2022** & **3**	Total Parking: **1**
Land Sq. Ft.: **250,557**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **60**	Frontage: **Other**	Building: **$146,600**
Sq. Ft. Other: **0**	Tax/Year: **$61/2021**	Land: **$83,100**
Total Sq. Ft. **583**	Neighborhood: **Pearlridge**	Total: **$229,700**
Maint./Assoc. **$451 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **21+ / No**
Parking: **Assigned, Guest, Open - 1**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Mountain, Ocean, Sunset**	

Public Remarks: Amazing value, security, amenities, and location awaits you in this 1 bedroom unit at Pearlridge Gardens and Tower. Conveniently in close proximity to shopping, dining, groceries, education, parks, and golf. #7-703 is located on the 7th floor of Tower 7 and offers amazing views of the Ocean, Pearl Harbor, Ford Island, city, and mountains. The bathroom was recently renovated in 2018. The astute buyer will know that value can still be added by conducting simple renovations. The property features an ideal location, wonderful amenities, and guest parking. Amenities include: building manager, pool, spa/jacuzzi, recreational area, community coin operated laundry, car wash area, and security. To be sold strictly "as-is", Seller will not be conducting any repairs or credits. **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 7-703	$249,000	1 & 1/0	523 | $476	250,557 | $1	60	52%	7	3

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-703	$61 | $451 | $0	$83,100	$146,600	$229,700	108%	1976 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-703	$285,000	07-29-2022	114%	114%	Conventional

98-1038 Moanalua Road 7-703 - MLS#: 202209535 - Amazing value, security, amenities, and location awaits you in this 1 bedroom unit at Pearlridge Gardens and Tower. Conveniently in close proximity to shopping, dining, groceries, education, parks, and golf. #7-703 is located on the 7th floor of Tower 7 and offers amazing views of the Ocean, Pearl Harbor, Ford Island, city, and mountains. The bathroom was recently renovated in 2018. The astute buyer will know that value can still be added by conducting simple renovations. The property features an ideal location, wonderful amenities, and guest parking. Amenities include: building manager, pool, spa/jacuzzi, recreational area, community coin operated laundry, car wash area, and security. To be sold strictly "as-is", Seller will not be conducting any repairs or credits. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunset **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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