

Bougainville 98-380 Koauka Loop Unit 326, Aiea 96701 * Bougainville * \$525,000 ***Originally \$565,000**

| | | |
|---|---|--------------------------------|
| Sold Price: \$515,000 | Sold Date: 05-07-2024 | Sold Ratio: 98% |
| Beds: 2 | MLS#: 202320492, FS | Year Built: 1975 |
| Bath: 1/1 | Status: Sold | Remodeled: 2021 |
| Living Sq. Ft.: 901 | List Date & DOM: 09-04-2023 & 90 | Total Parking: 1 |
| Land Sq. Ft.: 233,351 | Condition: Excellent, Above Average | Assessed Value |
| Lanai Sq. Ft.: 110 | Frontage: Other | Building: \$298,900 |
| Sq. Ft. Other: 0 | Tax/Year: \$79/2023 | Land: \$171,400 |
| Total Sq. Ft. 1,011 | Neighborhood: Pearlridge | Total: \$470,300 |
| Maint./Assoc. \$468 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: Two / No |
| Parking: Assigned, Covered - 1, Street | Frontage: Other | |
| Zoning : 12 - A-2 Medium Density Apartme | View: City, Ocean | |

Public Remarks: Now offering a \$5,000 closing credit for buyers to use towards closing costs! VA Loan Assumption Available at a 2.75% interest rate! Discover your perfect oasis in Aiea with this charming 2 bedroom, 1.5 bath townhome at the sought-after Bougainville community. Step into a world of comfort and style where luxury meets convenience. Recently renovated, this townhome welcomes you with an ambiance of modern elegance. Complete with luxury vinyl plank flooring throughout, this split-level gem unfolds with a spacious living area, thoughtfully designed to embrace an open concept kitchen that encourages seamless interaction and entertainment. The second floor reveals two generously sized bedrooms adorned with sunlight and peek-a-boo ocean views and a full bath. Located across the street from Pearlridge Shopping Center, Down to Earth, and Pali Momi, this condo provides a luxe introduction to urban living. Don't miss your chance to call this meticulously renovated townhome your own. **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 |
|--|------------------|----------|---------------|---------------|-------|------|----|-----|
| 98-380 Koauka Loop 326 | \$525,000 | 2 & 1/1 | 901 \$583 | 233,351 \$2 | 110 | 78% | 2 | 90 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| 98-380 Koauka Loop 326 | \$79 \$468 \$0 | \$171,400 | \$298,900 | \$470,300 | 112% | 1975 & 2021 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|--|------------|------------|------------|----------------|-----------------|
| 98-380 Koauka Loop 326 | \$515,000 | 05-07-2024 | 98% | 91% | Assumption 5000 |

[98-380 Koauka Loop 326](#) - MLS#: [202320492](#) - Original price was \$565,000 - Now offering a \$5,000 closing credit for buyers to use towards closing costs! VA Loan Assumption Available at a 2.75% interest rate! Discover your perfect oasis in Aiea with this charming 2 bedroom, 1.5 bath townhome at the sought-after Bougainville community. Step into a world of comfort and style where luxury meets convenience. Recently renovated, this townhome welcomes you with an ambiance of modern elegance. Complete with luxury vinyl plank flooring throughout, this split-level gem unfolds with a spacious living area, thoughtfully designed to embrace an open concept kitchen that encourages seamless interaction and entertainment. The second floor reveals two generously sized bedrooms adorned with sunlight and peek-a-boo ocean views and a full bath. Located across the street from Pearlridge Shopping Center, Down to Earth, and Pali Momi, this condo provides a luxe introduction to urban living. Don't miss your chance to call this meticulously renovated townhome your own. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Street **Total Parking:** 1 **View:** City, Ocean **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