

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

**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 |
|----------------------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">98-380 Koauka Loop 326</a> | <b>\$525,000</b> | 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 |
|----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-380 Koauka Loop 326</a> | \$79   \$468   \$0  | \$171,400     | \$298,900         | \$470,300      | 112%  | 1975 & 2021      |

| Address                                | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms      |
|----------------------------------------|------------|------------|------------|----------------|-----------------|
| <a href="#">98-380 Koauka Loop 326</a> | \$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