

Pearl Regency 98-402 Koauka Loop Unit 2403, Aiea 96701 * Pearl Regency * \$395,000 *

Originally \$435,000

Beds: 1	MLS#: <u>202324091</u>, FS	Year Built: 1981
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 610	List Date & DOM: 10-20-2023 & 202	Total Parking: 2
Land Sq. Ft.: 224,160	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$336,200
Sq. Ft. Other: 0	Tax/Year: \$114/2023	Land: \$55,800
Total Sq. Ft. 610	Neighborhood: Pearlridge	Total: \$392,000
Maint./Assoc. \$625 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Assigned, Guest, Open - 2	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Golf Course, Mountain	

Public Remarks: New Price! Elevate your lifestyle with this high-floor 1-bedroom, 1-bath and 2-parking stalls unit at Pearl Regency which offers golf course & mountain views. Located in a pet-friendly building with fantastic amenities, this unit is perfect for those seeking both comfort & convenience. The open kitchen & living area provide an excellent space for both relaxation & entertainment. An additional door separates the main living area from the bedroom/bathroom for practicality & privacy. On those calm tradewind days, enjoy the refreshing breeze, or opt for the comfort of the window AC unit. Pearl Regency is committed to safety, equipped with a fire sprinkler system, security & ample guest parking. This secure & well-managed building offers a range of amenities, including a tennis court, pool, jacuzzi, sauna, BBQ area, playground, exercise, & recreation area. For added convenience, there's even a car wash area & a storage locker included with this unit. TWO parking stalls. Located in close proximity to schools, Pearlridge Center, Pali Momi Medical Center, & Pearl Highlands, you'll find shopping, dining, & healthcare all within reach. Some photos have been virtually enhanced. **Sale Conditions:** None
Schools: , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





FLOOR 1

UNITS SHOWN ARE
TYPICAL ONLY

Matterport



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
98-402 Koauka Loop 2403	\$395,000	1 & 1/0	610 \$648	224,160 \$2	0	41%	24	202

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-402 Koauka Loop 2403	\$114 \$625 \$0	\$55,800	\$336,200	\$392,000	101%	1981 & NA

[98-402 Koauka Loop 2403](#) - MLS#: [202324091](#) - Original price was \$435,000 - New Price! Elevate your lifestyle with this high-floor 1-bedroom, 1-bath and 2-parking stalls unit at Pearl Regency which offers golf course & mountain views. Located in a pet-friendly building with fantastic amenities, this unit is perfect for those seeking both comfort & convenience. The open kitchen & living area provide an excellent space for both relaxation & entertainment. An additional door separates the main living area from the bedroom/bathroom for practicality & privacy. On those calm tradewind days, enjoy the refreshing breeze, or opt for the comfort of the window AC unit. Pearl Regency is committed to safety, equipped with a fire sprinkler system, security & ample guest parking. This secure & well-managed building offers a range of amenities, including a tennis court, pool, jacuzzi, sauna, BBQ area, playground, exercise, & recreation area. For added convenience, there's even a car wash area & a storage locker included with this unit. TWO parking stalls. Located in close proximity to schools, Pearlridge Center, Pali Momi Medical Center, & Pearl Highlands, you'll find shopping, dining, & healthcare all within reach. Some photos have been virtually enhanced. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Golf Course, Mountain **Frontage:** 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