

Park At Pearlridge 98-501 Koauka Loop Unit A1601, Aiea 96701 * Park At Pearlridge *
\$392,000 * Originally \$430,000

Sold Price: \$390,000	Sold Date: 04-29-2024	Sold Ratio: 99%
Beds: 1	MLS#: 202400581 , FS	Year Built: 1982
Bath: 1/0	Status: Sold	Remodeled: 2021
Living Sq. Ft.: 771	List Date & DOM: 01-16-2024 & 79	Total Parking: 1
Land Sq. Ft.: 283,096	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 41	Frontage:	Building: \$374,100
Sq. Ft. Other: 0	Tax/Year: \$121/2024	Land: \$68,800
Total Sq. Ft. 812	Neighborhood: Pearlridge	Total: \$442,900
Maint./Assoc. \$633 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Garage, Guest, Secured Entry, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Coastline, Ocean, Other, Sunset	

Public Remarks: Large 1 bedroom unit at the Park at Pearlridge unit, priced below assessed value! This hi-floor unit located in Building A offers you a window in every room, brightness & trades winds through kitchen, bath, bedroom and open lanai. The unit is generous in size with 771 sf - spacious bedroom, full bath, covered parking on 2nd level, spacious living room, dining area, a spacious open lanai with of West Oahu & overlooking the amenities at Park at Pearlridge. A full size side by side washer/dryer located in the kitchen. Bath was remodeled in 2021. Parking stall is close to the side entry to Building A with a ramp that is convenient for a cart so you may just roll on your things to your unit. Secured building with 24-hour security, sprinklers in the unit and fully landscaped around the building, BBQ & picnic tables, a golf driving range, tennis court, pool, jacuzzi, showers and party room, car wash and guest parking. There is also a storage unit located on the ground floor. Don't miss out on this one bedroom opportunity and the larger than most of the condos on Koauka Loop. One small pet allowed. Small pet considered under 23 lbs (as per Bylaws). Shown by appointments! **Sale Conditions:** None **Schools:** [Alvah Scott](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
98-501 Koauka Loop A1601	\$392,000	1 & 1/0	771 \$508	283,096 \$1	41	54%	16	79

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-501 Koauka Loop A1601	\$121 \$633 \$0	\$68,800	\$374,100	\$442,900	89%	1982 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-501 Koauka Loop A1601	\$390,000	04-29-2024	99%	91%	Cash 0

[98-501 Koauka Loop A1601](#) - MLS#: [202400581](#) - Original price was \$430,000 - Large 1 bedroom unit at the Park at Pearlridge unit, priced below assessed value! This hi-floor unit located in Building A offers you a window in every room, brightness & trades winds through kitchen, bath, bedroom and open lanai. The unit is generous in size with 771 sf - spacious bedroom, full bath, covered parking on 2nd level, spacious living room, dining area, a spacious open lanai with of West Oahu & overlooking the amenities at Park at Pearlridge. A full size side by side washer/dryer located in the kitchen. Bath was remodeled in 2021. Parking stall is close to the side entry to Building A with a ramp that is convenient for a cart so you may just roll on your things to your unit. Secured building with 24-hour security, sprinklers in the unit and fully landscaped around the building, BBQ & picnic tables, a golf driving range, tennis court, pool, jacuzzi, showers and party room, car wash and guest parking. There is also a storage unit located on the ground floor. Don't miss out on this one bedroom opportunity and the larger than most of the condos on Koauka Loop. One small pet allowed. Small pet considered under 23 lbs (as per Bylaws). Shown by appointments! **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Coastline, Ocean, Other, Sunset **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Alvah Scott](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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