

**Park At Pearlridge 98-487 Koauka Loop Unit B1304, Aiea 96701 \* Park At Pearlridge \***

**\$621,500 \* Originally \$629,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                  | MLS#: <b>202404650, FS</b>                        | Year Built: <b>1982</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Active</b>                             | Remodeled: <b>2022</b>         |
| Living Sq. Ft.: <b>1,175</b>                                    | List Date & DOM: <b>03-05-2024 &amp; 63</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>0</b>                                          | Condition: <b>Excellent, Above Average</b>        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>57</b>                                        | Frontage:                                         | Building: <b>\$459,600</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$136/2023</b>                       | Land: <b>\$104,700</b>         |
| Total Sq. Ft. <b>1,232</b>                                      | Neighborhood: <b>Pearlridge</b>                   | Total: <b>\$564,300</b>        |
| Maint./Assoc. <b>\$964 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>Covered - 1</b>                                     | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Mountain, Ocean</b>                      |                                |

**Public Remarks:** Welcome home to this spacious, fully renovated 3 bed 2 bath corner unit with gorgeous views! This 2022-upgraded gem features quartz countertops and wood cabinets in the kitchen and bathrooms, vinyl plank flooring throughout. The residence has a corner end parking stall, along with an agreement to rent a second stall, ensures convenience. Enjoy an abundance of amenities including a heated pool, jacuzzi, tennis courts, BBQ areas, golf practice area and more. Located close to Pearlridge Mall for shopping and entertainment and just a short drive to the freeway on and off ramp for a quick commute. You don't want to miss this opportunity! **Sale Conditions:** None **Schools:** , [Aiea](#), [Aiea](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                  | Price            | Bd & Bth | Living / Avg. | Land   Avg. | Lanai | Occ. | FL | DOM |
|------------------------------------------|------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">98-487 Koauka Loop B1304</a> | <b>\$621,500</b> | 3 & 2/0  | 1,175   \$529 | 0   \$inf   | 57    | 54%  | 13 | 63  |

| Address                                  | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-487 Koauka Loop B1304</a> | \$136   \$964   \$0 | \$104,700     | \$459,600         | \$564,300      | 110%  | 1982 & 2022      |

[98-487 Koauka Loop B1304](#) - MLS#: [202404650](#) - Original price was \$629,000 - Welcome home to this spacious, fully renovated 3 bed 2 bath corner unit with gorgeous views! This 2022-upgraded gem features quartz countertops and wood cabinets in the kitchen and bathrooms, vinyl plank flooring throughout. The residence has a corner end parking stall, along with an agreement to rent a second stall, ensures convenience. Enjoy an abundance of amenities including a heated pool, jacuzzi, tennis courts, BBQ areas, golf practice area and more. Located close to Pearlridge Mall for shopping and entertainment and just a short drive to the freeway on and off ramp for a quick commute. You don't want to miss this opportunity! **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , [Aiea](#), [Aiea](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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