

**Pearl Regency 98-402 Koauka Loop Unit 904, Aiea 96701 \* Pearl Regency \* \$424,000**

Beds: <b>1</b>	MLS#: <b>202407223, FS</b>	Year Built: <b>1981</b>
Bath: <b>1/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2024</b>
Living Sq. Ft.: <b>610</b>	List Date & DOM: <b>04-02-2024 &amp; 20</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>27</b>	Frontage:	Building: <b>\$313,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$83/2024</b>	Land: <b>\$55,800</b>
Total Sq. Ft. <b>637</b>	Neighborhood: <b>Pearlridge</b>	Total: <b>\$368,800</b>
Maint./Assoc. <b>\$625 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Guest, Open - 1, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City, Sunset</b>	

**Public Remarks:** Renovated unit on the quiet preferred side of the building with sweeping views of Pearl Harbor. All electrical and plumbing has been upgraded including the horizontal sewer branch lines. The building is equipped with fire sprinklers in every unit and this unit features split AC's in the living room and bedroom. Renovation includes brand new stainless steel appliances, solid surface countertops, new bathtub and tile, toilet, bathroom vanity, mirrored closet doors, blinds, ceiling fans, and luxury vinyl plank throughout. Popcorn ceiling was removed and newly painted. Great location near bus routes, Pearl Ridge Shopping Center, Pali Momi Medical Center, restaurants and much more. Building features a wide range of amenities including a pool, hot tub, rec area, tennis courts, exercise room, storage lockers, car wash area, and lots of guest parking. **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="#">98-402 Koauka Loop 904</a>	<a href="#">\$424,000</a>	1 & 1/0	610   \$695	0   \$inf	27	42%	9	20

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">98-402 Koauka Loop 904</a>	\$83   \$625   \$0	\$55,800	\$313,000	\$368,800	115%	1981 & 2024

<a href="#">98-402 Koauka Loop 904</a> - MLS#: <a href="#">202407223</a> - Renovated unit on the quiet preferred side of the building with sweeping views of Pearl Harbor. All electrical and plumbing has been upgraded including the horizontal sewer branch lines. The building is equipped with fire sprinklers in every unit and this unit features split AC's in the living room and bedroom. Renovation includes brand new stainless steel appliances, solid surface countertops, new bathtub and tile, toilet, bathroom vanity, mirrored closet doors, blinds, ceiling fans, and luxury vinyl plank throughout. Popcorn ceiling was removed and newly painted. Great location near bus routes, Pearl Ridge Shopping Center, Pali Momi Medical Center, restaurants and much more. Building features a wide range of amenities including a pool, hot tub, rec area, tennis courts, exercise room, storage lockers, car wash area, and lots of guest parking. <b>Region:</b> Pearl City <b>Neighborhood:</b> Pearlridge <b>Condition:</b> Excellent <b>Parking:</b> Assigned, Guest, Open - 1, Street <b>Total Parking:</b> 1 <b>View:</b> City, Sunset <b>Frontage:</b> <b>Pool:</b> <b>Zoning:</b> 12 - A-2 Medium Density Apartme <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number