

**Park At Pearlridge 98-351 Koauka Loop Unit C1703, Aiea 96701 * Park At Pearlridge *
\$510,000 * Originally \$548,000**

Beds: 3	MLS#: 202407307, FS	Year Built: 1982
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,175	List Date & DOM: 04-01-2024 & 45	Total Parking: 1
Land Sq. Ft.: 283,096	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 57	Frontage:	Building: \$507,700
Sq. Ft. Other: 0	Tax/Year: \$165/2024	Land: \$104,700
Total Sq. Ft. 1,232	Neighborhood: Pearlridge	Total: \$612,400
Maint./Assoc. \$964 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	Frontage:	

Zoning: 12 - A-2 Medium Density Apartme

View: City, Golf Course, Mountain

Public Remarks: NEW PRICE! and \$10,000 SELLER'S CREDIT! A rare high floor 3 bdrm / 2 bath condo at the Park at Pearlridge! Bring your renovation ideas to this comfortable, functional and an efficient floor plan with an open lanai. Located on the cool side of the building, this condo offers great views of the golf course, mountain and the brilliant colors of city lights. A major safety feature, this condo has a fire sprinkler system and it also features washer/dryer. Park at Pearlridge is a well maintained building with resort-like amenities that includes heated pool, jacuzzi, tennis courts, BBQ areas, golf hitting range, car wash area, and more to appreciate. Bustling with activities and offers prime convenient city location with short distances to Pearlridge mall, golf course, medical facilities, Pearl Harbor, military bases, bus-lines, freeway access, eateries, and many more essentials of the Aiea/Pearl City neighborhood. Secured, pet-friendly (1 pet per unit no more than 23 lbs), and it is a VA approved building. A few photos have been virtually staged (enhanced). **Sale Conditions:** None **Schools:** [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
98-351 Koauka Loop C1703	\$510,000	3 & 2/0	1,175 \$434	283,096 \$2	57	54%	17	45

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-351 Koauka Loop C1703	\$165 \$964 \$0	\$104,700	\$507,700	\$612,400	83%	1982 & NA

98-351 Koauka Loop C1703 - MLS#: **202407307** - Original price was \$548,000 - NEW PRICE! and \$10,000 SELLER'S CREDIT! A rare high floor 3 bdrm / 2 bath condo at the Park at Pearlridge! Bring your renovation ideas to this comfortable, functional and an efficient floor plan with an open lanai. Located on the cool side of the building, this condo offers great views of the golf course, mountain and the brilliant colors of city lights. A major safety feature, this condo has a fire sprinkler system and it also features washer/dryer. Park at Pearlridge is a well maintained building with resort-like amenities that includes heated pool, jacuzzi, tennis courts, BBQ areas, golf hitting range, car wash area, and more to appreciate. Bustling with activities and offers prime convenient city location with short distances to Pearlridge mall, golf course, medical facilities, Pearl Harbor, military bases, bus-lines, freeway access, eateries, and many more essentials of the Aiea/Pearl City neighborhood. Secured, pet-friendly (1 pet per unit no more than 23 lbs), and it is a VA approved building. A few photos have been virtually staged (enhanced). **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average, Fair **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Golf Course, Mountain **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Scott](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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