

**Ridgeway B2 98-941 B Kaonohi Street Unit 111, Aiea 96701 \* Ridgeway B2 \* \$675,000**

|                                                                |                                                                   |                                |
|----------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                 | MLS#: <b><a href="#">202408098</a>, FS</b>                        | Year Built: <b>1972</b>        |
| Bath: <b>1/1</b>                                               | Status: <b>Active</b>                                             | Remodeled: <b>2010</b>         |
| Living Sq. Ft.: <b>1,342</b>                                   | List Date & DOM: <b>04-17-2024 &amp; 31</b>                       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>559,093</b>                                   | Condition: <b>Excellent</b>                                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                        | Frontage:                                                         | Building: <b>\$178,600</b>     |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$192/2024</b>                                       | Land: <b>\$443,400</b>         |
| Total Sq. Ft. <b>1,342</b>                                     | Neighborhood: <b>Pearlridge</b>                                   | Total: <b>\$622,000</b>        |
| Maint./Assoc. <b>\$606 / \$0</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - <a href="#">Tool</a></b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>Assigned, Open - 2, Street</b>                     | Frontage:                                                         |                                |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Garden</b>                                               |                                |

**Public Remarks:** GREAT OPPORTUNITY!! - BACK ON MARKET - Step into this inviting 3-bedroom, 1.5-bathroom townhouse exuding charm and warmth with its beautiful hardwood flooring, crown molding, and abundant natural light. The stylishly remodeled kitchen (2010), with granite countertops, upgraded appliances, and bar seating, creates an open and spacious atmosphere throughout the living and dining areas. The unique enclosed lanai expands the living space, offering versatility for a separate laundry room, a workout area, or an at-home office, while the removal of the original popcorn ceiling enhances the aesthetic appeal. Upstairs, the bedrooms capture refreshing breezes, with custom built-in closet organizers. Retreat to tranquil outdoor spaces in either the balcony off the primary bedroom or the upgraded private fenced-in back deck. The unit comes with 2 parking stalls close by, as well as an association pool. The location is hard to beat with easy access to the freeway, Pearlridge Shopping Center, restaurants, and several parks, all just minutes away. And with a possible VA Assumable loan at a 3.5% interest rate, this is a must see!! **Sale Conditions:** None **Schools:** [Pearl Ridge](#), [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="#">98-941 B Kaonohi Street 111</a> | <a href="#">\$675,000</a> | 3 & 1/1  | 1,342   \$503 | 559,093   \$1 | 0     | 76%  | 1  | 31  |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-941 B Kaonohi Street 111</a> | \$192   \$606   \$0 | \$443,400     | \$178,600         | \$622,000      | 109%  | 1972 & 2010      |

**98-941 B Kaonohi Street 111** - MLS#: **202408098** - GREAT OPPORTUNITY!! - BACK ON MARKET - Step into this inviting 3-bedroom, 1.5-bathroom townhouse exuding charm and warmth with its beautiful hardwood flooring, crown molding, and abundant natural light. The stylishly remodeled kitchen (2010), with granite countertops, upgraded appliances, and bar seating, creates an open and spacious atmosphere throughout the living and dining areas. The unique enclosed lanai expands the living space, offering versatility for a separate laundry room, a workout area, or an at-home office, while the removal of the original popcorn ceiling enhances the aesthetic appeal. Upstairs, the bedrooms capture refreshing breezes, with custom built-in closet organizers. Retreat to tranquil outdoor spaces in either the balcony off the primary bedroom or the upgraded private fenced-in back deck. The unit comes with 2 parking stalls close by, as well as an association pool. The location is hard to beat with easy access to the freeway, Pearlridge Shopping Center, restaurants, and several parks, all just minutes away. And with a possible VA Assumable loan at a 3.5% interest rate, this is a must see!! **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent **Parking:** Assigned, Open - 2, Street **Total Parking:** 2 **View:** Garden **Frontage:** Pool: **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Pearl Ridge](#), [Aiea](#), [Aiea](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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