

Bougainville 98-380 Koauka Loop Unit 326, Aiea 96701 * \$525,000 * Originally \$565,000

Sold Price: \$515,000	Sold Date: 05-07-2024	Sold Ratio: 98%
Beds: 2	MLS#: 202320492, FS	Year Built: 1975
Bath: 1/1	Status: Sold	Remodeled: 2021
Living Sq. Ft.: 901	List Date & DOM: 09-04-2023 & 90	Total Parking: 1
Land Sq. Ft.: 233,351	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 110	Frontage: Other	Building: \$298,900
Sq. Ft. Other: 0	Tax/Year: \$79/2023	Land: \$171,400
Total Sq. Ft. 1,011	Neighborhood: Pearlridge	Total: \$470,300
Maint./Assoc. \$468 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 1, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Ocean	

Public Remarks: Now offering a \$5,000 closing credit for buyers to use towards closing costs! VA Loan Assumption Available at a 2.75% interest rate! Discover your perfect oasis in Aiea with this charming 2 bedroom, 1.5 bath townhome at the sought-after Bougainville community. Step into a world of comfort and style where luxury meets convenience. Recently renovated, this townhome welcomes you with an ambiance of modern elegance. Complete with luxury vinyl plank flooring throughout, this split-level gem unfolds with a spacious living area, thoughtfully designed to embrace an open concept kitchen that encourages seamless interaction and entertainment. The second floor reveals two generously sized bedrooms adorned with sunlight and peek-a-boo ocean views and a full bath. Located across the street from Pearlridge Shopping Center, Down to Earth, and Pali Momi, this condo provides a luxe introduction to urban living. Don't miss your chance to call this meticulously renovated townhome your own. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
98-380 Koauka Loop 326	\$525,000	2 & 1/1	901 \$583	233,351 \$2	90

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-380 Koauka Loop 326	\$79 \$468 \$0	\$171,400	\$298,900	\$470,300	112%	1975 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-380 Koauka Loop 326	\$515,000	05-07-2024	98%	91%	Assumption 5000

[98-380 Koauka Loop 326](#) - MLS#: [202320492](#) - Original price was \$565,000 - Now offering a \$5,000 closing credit for buyers to use towards closing costs! VA Loan Assumption Available at a 2.75% interest rate! Discover your perfect oasis in Aiea with this charming 2 bedroom, 1.5 bath townhome at the sought-after Bougainville community. Step into a world of comfort and style where luxury meets convenience. Recently renovated, this townhome welcomes you with an ambiance of modern elegance. Complete with luxury vinyl plank flooring throughout, this split-level gem unfolds with a spacious living area, thoughtfully designed to embrace an open concept kitchen that encourages seamless interaction and entertainment. The second floor reveals two generously sized bedrooms adorned with sunlight and peek-a-boo ocean views and a full bath. Located across the street from Pearlridge Shopping Center, Down to Earth, and Pali Momi, this condo provides a luxe introduction to urban living. Don't miss your chance to call this meticulously renovated townhome your own. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Street **Total Parking:** 1 **View:** City, Ocean **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market