

**Pearl Regency 98-402 Koauka Loop Unit 2403, Aiea 96701 \* \$395,000 \* Originally \$435,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Bed: <b>1</b>                                                   | MLS#: <b>202324091, FS</b>                        | Year Built: <b>1981</b>        |
| Bath: <b>1/0</b>                                                | Status: <b>Active</b>                             | Remodeled:                     |
| Living Sq. Ft.: <b>610</b>                                      | List Date & DOM: <b>10-20-2023 &amp; 211</b>      | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>224,160</b>                                    | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$336,200</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$114/2023</b>                       | Land: <b>\$55,800</b>          |
| Total Sq. Ft. <b>610</b>                                        | Neighborhood: <b>Pearlridge</b>                   | Total: <b>\$392,000</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 - 2</b>                       | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Golf Course, Mountain</b>                |                                |

**Public Remarks:** New Price! Elevate your lifestyle with this high-floor 1-bedroom, 1-bath and 2-parking stalls unit at Pearl Regency which offers golf course & mountain views. Located in a pet-friendly building with fantastic amenities, this unit is perfect for those seeking both comfort & convenience. The open kitchen & living area provide an excellent space for both relaxation & entertainment. An additional door separates the main living area from the bedroom/bathroom for practicality & privacy. On those calm tradewind days, enjoy the refreshing breeze, or opt for the comfort of the window AC unit. Pearl Regency is committed to safety, equipped with a fire sprinkler system, security & ample guest parking. This secure & well-managed building offers a range of amenities, including a tennis court, pool, jacuzzi, sauna, BBQ area, playground, exercise, & recreation area. For added convenience, there's even a car wash area & a storage locker included with this unit. TWO parking stalls. Located in close proximity to schools, Pearlridge Center, Pali Momi Medical Center, & Pearl Highlands, you'll find shopping, dining, & healthcare all within reach. Some photos have been virtually enhanced. **Sale Conditions:** None

**Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                 | Price     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-----------------------------------------|-----------|----------|---------------|---------------|-----|
| <a href="#">98-402 Koauka Loop 2403</a> | \$395,000 | 1 & 1/0  | 610   \$648   | 224,160   \$2 | 211 |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-402 Koauka Loop 2403</a> | \$114   \$625   \$0 | \$55,800      | \$336,200         | \$392,000      | 101%  | 1981 & NA        |

**98-402 Koauka Loop 2403** - MLS#: **202324091** - Original price was \$435,000 - New Price! Elevate your lifestyle with this high-floor 1-bedroom, 1-bath and 2-parking stalls unit at Pearl Regency which offers golf course & mountain views. Located in a pet-friendly building with fantastic amenities, this unit is perfect for those seeking both comfort & convenience. The open kitchen & living area provide an excellent space for both relaxation & entertainment. An additional door separates the main living area from the bedroom/bathroom for practicality & privacy. On those calm tradewind days, enjoy the refreshing breeze, or opt for the comfort of the window AC unit. Pearl Regency is committed to safety, equipped with a fire sprinkler system, security & ample guest parking. This secure & well-managed building offers a range of amenities, including a tennis court, pool, jacuzzi, sauna, BBQ area, playground, exercise, & recreation area. For added convenience, there's even a car wash area & a storage locker included with this unit. TWO parking stalls. Located in close proximity to schools, Pearlridge Center, Pali Momi Medical Center, & Pearl Highlands, you'll find shopping, dining, & healthcare all within reach. Some photos have been virtually enhanced. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Golf Course, Mountain **Frontage:** 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