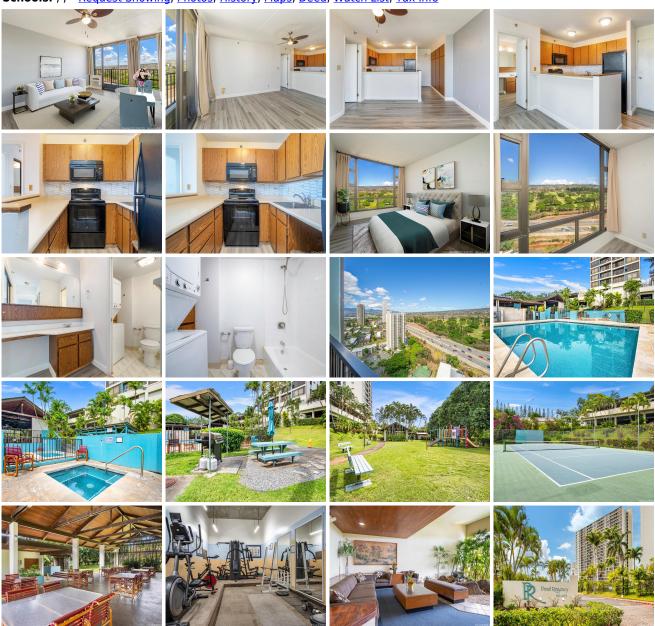
Pearl Regency 98-402 Koauka Loop Unit 2403, Aiea 96701 * \$395,000 * Originally \$435,000

MLS#: 202324091, FS Year Built: 1981 Beds: 1 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 610 List Date & DOM: 10-20-2023 & 210 Total Parking: 2 Land Sq. Ft.: 224,160 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$336,200 Sq. Ft. Other: 0 Tax/Year: \$114/2023 Land: \$55,800 Total Sq. Ft. 610 Neighborhood: Pearlridge Total: \$392,000 Flood Zone: Zone X - Tool Stories / CPR: 21+ / No Maint./Assoc. \$625 / \$0

Parking: **Assigned, Guest, Open - 2** Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: Golf Course, Mountain

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
98-402 Koauka Loop 2403	\$395,000	1 & 1/0	610 \$648	224,160 \$2	210

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-402 Koauka Loop 2403	\$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