

Lele Pono 98-099 Uao Place Unit 504, Aiea 96701 * \$530,000 * Originally \$519,000

Beds: 2	MLS#: 202407485, FS	Year Built: 1976
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 722	List Date & DOM: 04-03-2024 & 20	Total Parking: 1
Land Sq. Ft.: 93,785	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 224	Frontage:	Building: \$461,500
Sq. Ft. Other: 0	Tax/Year: \$90/2023	Land: \$48,300
Total Sq. Ft. 946	Neighborhood: Pearlridge	Total: \$509,800
Maint./Assoc. \$739 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1	Frontage:	
Zoning: 12 - A-2 Medium Density Apartme	View: City, Coastline, Ocean, Sunset	

Public Remarks: Price Increase to accommodate for \$15,000 2-1 BUY DOWN SELLER CONCESSION! 2.625% VA LOAN ASSUMABLE. Open 2BR/ 2BATH/ 1Pkg layout with FIREWORK VIEWS. While overlooking the waters of Pearl Harbor (panoramic sites of the Arizona Memorial), enjoy your over 200 square foot, wrap around balcony accessible from the primary bedroom & the living room. Updated flooring, bathroom vanities and kitchen. Stack washer/dryer and refrigerator purchased within the last 12 months. Window AC units installed in the living room and primary bedroom in April 2022. Vinyl plank installed throughout home. Pool & BBQ/ recreation area. Minutes from Pearlridge Mall, eateries, shopping, Pali Momi Hospital. Centrally located to Pearl Harbor Hick Joint Air Force Base, Fort Shafter, Schofield, Wheeler, & Tripler Army Medical Center. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
98-099 Uao Place 504	\$530,000	2 & 2/0	722 \$734	93,785 \$6	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-099 Uao Place 504	\$90 \$739 \$0	\$48,300	\$461,500	\$509,800	104%	1976 & NA

98-099 Uao Place 504 - MLS#: [202407485](#) - Original price was \$519,000 - Price Increase to accommodate for \$15,000 2-1 BUY DOWN SELLER CONCESSION! 2.625% VA LOAN ASSUMABLE. Open 2BR/ 2BATH/ 1Pkg layout with FIREWORK VIEWS. While overlooking the waters of Pearl Harbor (panoramic sites of the Arizona Memorial), enjoy your over 200 square foot, wrap around balcony accessible from the primary bedroom & the living room. Updated flooring, bathroom vanities and kitchen. Stack washer/dryer and refrigerator purchased within the last 12 months. Window AC units installed in the living room and primary bedroom in April 2022. Vinyl plank installed throughout home. Pool & BBQ/ recreation area. Minutes from Pearlridge Mall, eateries, shopping, Pali Momi Hospital. Centrally located to Pearl Harbor Hick Joint Air Force Base, Fort Shafter, Schofield, Wheeler, & Tripler Army Medical Center. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Coastline, Ocean, Sunset **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