

Park At Pearlridge 98-501 Koauka Loop Unit A1307, Aiea 96701 * \$619,000

Beds: 2	MLS#: <u>202407727</u>, FS	Year Built: 1982
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,067	List Date & DOM: 04-05-2024 & 43	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 54	Frontage:	Building: \$437,800
Sq. Ft. Other: 0	Tax/Year: \$155/2023	Land: \$95,100
Total Sq. Ft. 1,121	Neighborhood: Pearlridge	Total: \$532,900
Maint./Assoc. \$875 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 1, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Diamond Head, Mountain, Ocean, Sunrise, Sunset	

Public Remarks: Experience Resort Living at the Park at Pearlridge! This highly desirable condo is spacious with 2 bedrooms, 2 full bathrooms, and 1067 Sq ft of living. Enter into breathtaking OCEAN and mountain views as you open the double front doors. Start your morning with a cup of coffee or unwind with a cocktail to enjoy the sunset on your private lanai that comes with Remote Control Shutters. This beautiful unit was fully renovated in 2022. Unit features designer-type kitchen with grain matched custom cabinetry, granite counters, stainless appliances including built-in wine and beverage coolers, luxury vinyl plank flooring, blackout draperies, split system ACs, and full size washer/dryer. This pet friendly building is secured and equipped with fire sprinklers. It offers extensive amenities such as tennis courts, pool, whirlpool, BBQ area and golf practice cage. Centrally located and easy access to freeway, hospital, schools, bus stop, Pearlridge Shopping center, and more shops and restaurants. Contact your realtor today for a private showing. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
98-501 Koauka Loop A1307	\$619,000	2 & 2/0	1,067 \$580	0 \$inf	43

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-501 Koauka Loop A1307	\$155 \$875 \$0	\$95,100	\$437,800	\$532,900	116%	1982 & NA

98-501 Koauka Loop A1307 - MLS#: [202407727](#) - Experience Resort Living at the Park at Pearlridge! This highly desirable condo is spacious with 2 bedrooms, 2 full bathrooms, and 1067 Sq ft of living. Enter into breathtaking OCEAN and mountain views as you open the double front doors. Start your morning with a cup of coffee or unwind with a cocktail to enjoy the sunset on your private lanai that comes with Remote Control Shutters. This beautiful unit was fully renovated in 2022. Unit features designer-type kitchen with grain matched custom cabinetry, granite counters, stainless appliances including built-in wine and beverage coolers, luxury vinyl plank flooring, blackout draperies, split system ACs, and full size washer/dryer. This pet friendly building is secured and equipped with fire sprinklers. It offers extensive amenities such as tennis courts, pool, whirlpool, BBQ area and golf practice cage. Centrally located and easy access to freeway, hospital, schools, bus stop, Pearlridge Shopping center, and more shops and restaurants. Contact your realtor today for a private showing. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Diamond Head, Mountain, Ocean, Sunrise, Sunset **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Aptment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market