



**Condo/Townhouse**

**ML#:** 1000370 **Active** **List:** \$340,000 FS - Fee Simple  
**TMK:** 1-9-8-012-079-0223 **Sub-Type:** Condo **PR#:** 1164  
**Bldg:** Park At Pearlridge **Mstr:** 500376  
**Addr:** [98487 Koauka Lp B/1206](#)  
**City:** Aiea HI **Zip:** 96701  
**Regn:** PearlCity **Neighborhood:** PEARLRIDGE

**Inter Liv Ar:** 959 **New Dev/Const:** No **Bedrms:** 2  
**Open Lanai:** 45 **Yr Built:** 1982 **Baths:** 2 / 0  
**Land SqFt:** 283,084 **Conversn Yr:** **Land Acres:** 6.154  
**Total Area:** 1004 **Remod Yr:** **Furnished:** Partial

**#Pk:** 1 **Fractional:** No **Developer:** **Mon Maint:** \$386  
**Stall#s:** 643 **Flood Zone:** D **Model Open Days:** **Mon Assn:** \$  
**Floor:** 12 **Mon Rental Inc:** \$ **Model Site Contact:** **Other Mon Fees:** \$  
**Elevators:** 2 **Site Contact Ph#:** **Total Mon Fees:** \$386

**Assd Val Land:** \$35,000 **Tax Year:** 2009 **Elem School:** Scott  
**Assd Val Imprv:** \$323,200 **Mon Taxes:** \$102 **Middle School:** Aiea  
**Assd Val Total:** \$358,200 **Home Exemp:** 0 **High School:** Aiea  
**Community Assn:** **Ph#:**  
**Management Co:** Hawaii First **Ph#:** 531-5566

**LO:** Island Realty Group, LLC. **LD:** 1/10/2010 **DOM:** 2

Cool, crisp and spacious 2/bedroom, 2 full bath condo, with ceramic tile in kitchen an lanai, extra storage. Serene golf course view. Amenties galore...pool, bbq, tennis court, picturesqe garden for picnics. Lots of guest parking. Just a skip and hop to shopping, eateries, medical facilities, bus stop. As Is condition. Please overlook the clutter, just temporary. 1st open 1/17 from 2-5.

<p><b>View</b>                  Golf Course                  Mountain  <b>Building Style</b>                  High-Rise 7+ Stories  <b>Unit Features</b>                  Corner/End                  Even# Unit                  Single Level                  Storage  <b>Property Condition</b>                  Above Avg  <b>Parking</b>                  Assigned                  Covered1                  Garage                  Guest  <b>Construction/Exterior Finish</b>                  Above Ground                  Concrete                  DoubleWall  <b>Property Frontage</b></p>	<p><b>Other Amenities</b>                  BBQ                  Meeting Room                  Pool                  Recreation Area                  Recreation Room                  Resident Manager                  Security Guard                  Storage                  Tennis Court                  Trash Chute                  Walking/Jogging Path                  Whirlpool  <b>Maintenance Fee Includes</b>                  Hot Water                  Sewer                  Water  <b>Additional Rooms</b>                  Open Lanai  <b>Inclusions</b>                  AC Window Unit</p>	<p>Auto Garage Door Opener                  CeilingFan                  Chandelier                  Dishwasher                  Disposal                  Drapes                  Dryer                  Range Hood                  Range/Oven                  Refrigerator                  Smoke Detector                  Washer  <b>Security</b>                  Key  <b>Exclusions</b>                  Shelves  <b>Disclosures</b>                  Non Resident Owner                  Property Disclosure Stmt  <b>Other Fee Includes</b>                  None  <b>Floor Covering</b></p>	<p>Ceramic Tile                  W/W Carpet  <b>Possession</b>                  At Closing  <b>Occupancy</b>                  Tenant  <b>Terms Acceptable</b>                  Cash                  Conventional                  FHA                  VA  <b>Land Recorded</b>                  Land Court  <b>Showing</b>                  Two Day Notice Reqd</p>
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