

Koolau Vista 350 Aoloa Street Unit C224, Kailua 96734 Koolau Vista

Status: Cancelled	MLS#: 202316473	Parcel#: 1-4-2-001-045-0199
List Price: \$630,000	Original Price: \$630,000	Price Change: \$0
Beds: 2 Baths: 1/1	Year Built: 1985	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Koolau Vista
Living Sq Ft: 783	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 783
Land Sq Ft: 151,763	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 2	Date Listed: 07-17-2023	Days on Market: 78
View: None	Frontage: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 141	Type: Condo/Townhouse
Assessed Building: \$470,500	Assessed Land: \$134,000	Assessed Value: \$604,500
Taxes: \$176 Year: 2023	Maintenance Fee: \$478	Association Fee: \$0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Average	Parking: Assigned, Covered - 1, Guest, Open - 1	Zoning : 12 - A-2 Medium Density Apartme
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: TWO PARKING STALLS AT A 2-BEDROOM CORNER KOOLAU VISTA UNIT. Two-level 2-bed, 1.5-bath unit with 2 parking stalls (1 covered, 1 uncovered) and a storage unit. Newer washer and dryer in unit. Ample guest parking. Pulling in \$2700/mo rent including GET. Current lease ends April 30, 2024. Excellent tenant prefers to stay but might be enticed to vacate early. Playground, BBQ, and Resident Manager on site. VA approved building. Maintenance fee: \$477.76/mo. Cable: \$35.25/mo. No pets (except birds and fish). In the heart of Kailua: 5-minute walk to Target, Safeway, restaurants, and shops. 1 mile to Kailua Beach Park. 4 miles to Marine Corp Base Hawaii. **Sale Conditions:** Subject To Repl. Property * [Photos](#), [History](#)

Inclusions: AC Window Unit, Cable TV, Ceiling Fan, Dryer, Home Warranty, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Playground **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in
[/home/oahure/public_html/PDF_Summary.php](/home/oahure/public_html/PDF_Summary.php) on line **206**
Construction: Above Ground, Double Wall, Wood Frame **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in
[/home/oahure/public_html/PDF_Summary.php](/home/oahure/public_html/PDF_Summary.php) on line **216**
Floor: Ceramic Tile, Laminate **Disclosures:** 1031 Exchange **Land Recorded:** Regular System
Furnished: None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Laminate **Security Features:**
Easements: **Set Backs:** **Special Listing Conditions:** Subject To Repl. Property **Management Company:** Touchstone **Management Company Phone:** 808-566-4100

