Gardenia Manor 333 Aoloa Street Unit 240, Kailua 96734 * Gardenia Manor * $385,000

Sold Price: $391,000	Sold Date: 08-10-2012	Sold Ratio: 102%
Beds: **2**	MLS#: **1206553, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled: **2010**
Living Sq. Ft.: **825**	List Date & DOM: **06-12-2012** & **7**	Total Parking: **2**
Land Sq. Ft.: **0**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **300**	Frontage: **Other**	Building: **$293,200**
Sq. Ft. Other: **0**	Tax/Year: **$63/2011**	Land: **$80,300**
Total Sq. Ft. **1,125**	Neighborhood: **Kailua Town**	Total: **$373,500**
Maint./Assoc. **$392 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **/ No**
Parking: **Covered - 2, Guest**	Frontage: **Other**	
Zoning:	View: **Garden**	

Public Remarks: Totally renovated beautiful unit with a wrap-around lanai in the serene garden setting. New kitchen, bathroom, laminate flooring in the living room and new paint throughout. Ready to move-in. Ideally located near the world-famous Kailua Beach and quaint Kailua Beach town. Spacious side-by-side two parking stalls and the storage. Low monthly maintenance. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
333 Aoloa Street 240	$385,000	2 & 1/0	825 | $467	0 | $inf	300	60%	2	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
333 Aoloa Street 240	$63 | $392 | $0	$80,300	$293,200	$373,500	103%	1974 & 2010

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
333 Aoloa Street 240	$391,000	08-10-2012	102%	102%	Conventional

333 Aoloa Street 240 - MLS#: 1206553 - Totally renovated beautiful unit with a wrap-around lanai in the serene garden setting. New kitchen, bathroom, laminate flooring in the living room and new paint throughout. Ready to move-in. Ideally located near the world-famous Kailua Beach and quaint Kailua Beach town. Spacious side-by-side two parking stalls and the storage. Low monthly maintenance. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Covered - 2, Guest **Total Parking:** 2 **View:** Garden **Frontage:** Other **Pool: Zoning: Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number