Gardenia Manor 333 Aoloa Street Unit 412, Kailua 96734 * Gardenia Manor * $535,000

Sold Price: $547,000	Sold Date: 06-30-2016	Sold Ratio: 102%
Beds: **2**	MLS#: **201611887, FS**	Year Built: **1974**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **944**	List Date & DOM: **05-13-2016** & **47**	Total Parking: **2**
Land Sq. Ft.: **130,680**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$285,500**
Sq. Ft. Other: **0**	Tax/Year: **$88/2016**	Land: **$129,000**
Total Sq. Ft. **944**	Neighborhood: **Kailua Town**	Total: **$414,500**
Maint./Assoc. **$495 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **4-7 / No**
Parking: **Assigned, Covered - 2, Guest**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: Live the quintessential Kailua Lifestyle! This relaxing top floor unit features its own lanai, permitted "storage" loft, 2 side by side covered parking stalls and dedicated storage locker. Come experience the natural light and breezy tradewinds. Gardenia Manor offers amenities such as a pool, BBQ area and club house. It is in close proximity to shops, restaurants, cafes, and world renowned Kailua Beach. The unit is in move in condition with fresh paint, new carpet, brand new stainless steel appliances, new sinks, toilets, and fixtures. **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 412	$535,000	2 & 2/0	944 | $567	130,680 | $4	0	57%	4	47

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
333 Aoloa Street 412	$88 | $495 | $0	$129,000	$285,500	$414,500	129%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
333 Aoloa Street 412	$547,000	06-30-2016	102%	102%	Conventional

333 Aoloa Street 412 - MLS#: 201611887 - Live the quintessential Kailua Lifestyle! This relaxing top floor unit features its own lanai, permitted "storage" loft, 2 side by side covered parking stalls and dedicated storage locker. Come experience the natural light and breezy tradewinds. Gardenia Manor offers amenities such as a pool, BBQ area and club house. It is in close proximity to shops, restaurants, cafes, and world renowned Kailua Beach. The unit is in move in condition with fresh paint, new carpet, brand new stainless steel appliances, new sinks, toilets, and fixtures. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool: Zoning:** 12 - A-2 Medium Density Apartme **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