Gardenia Manor 333 Aoloa Street Unit 304, Kailua 96734 * Gardenia Manor * $609,500

Sold Price:	$605,000	Sold Date:	07-25-2019	Sold Ratio:	99%
Beds:	**3**	MLS#:	**201917292, FS**	Year Built:	**1974**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,118**	List Date & DOM:	**06-20-2019** & **6**	Total Parking:	**2**
Land Sq. Ft.:	**130,680**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**126**	Frontage:		Building:	**$331,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$138/2018**	Land:	**$233,200**
Total Sq. Ft.	**1,244**	Neighborhood:	**Kailua Town**	Total:	**$564,400**
Maint./Assoc.	**$686 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / No**
Parking:	**Assigned, Covered - 2, Garage, Guest, Street**			Frontage:	
Zoning:	**12 - A-2 Medium Density Apartme**			View:	**Garden, Mountain**

Public Remarks: Clean/Bright Upgraded 3 Bedroom 2 Bath w/TWO Covered Side by Side Parking. Single Level Unit, Attractive Bamboo/Tile Flooring Throughout, Asbestos Removed, High Ceilings (Top Floor w/No Unit Above), Close to Elevator! Quiet w/Pleasant Tree Top View, Extra Storage Cabinet, Pet Friendly (Verify) etc. Convenient to Beach, Down to Earth, Target, Whole Foods, etc. Shows Well! Easy To See! **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 304	$609,500	3 & 2/0	1,118 | $545	130,680 | $5	126	56%	3	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
333 Aoloa Street 304	$138 | $686 | $0	$233,200	$331,200	$564,400	108%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
333 Aoloa Street 304	$605,000	07-25-2019	99%	99%	VA

333 Aoloa Street 304 - MLS#: 201917292 - Clean/Bright Upgraded 3 Bedroom 2 Bath w/TWO Covered Side by Side Parking. Single Level Unit, Attractive Bamboo/Tile Flooring Throughout, Asbestos Removed, High Ceilings (Top Floor w/No Unit Above), Close to Elevator! Quiet w/Pleasant Tree Top View, Extra Storage Cabinet, Pet Friendly (Verify) etc. Convenient to Beach, Down to Earth, Target, Whole Foods, etc. Shows Well! Easy To See! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden, 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