## Koolau Vista 350 Aoloa Street Unit C217, Kailua 96734 * Koolau Vista * $455,000 * Originally $475,000

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|---|---|---|
| Sold Price: $448,000 | Sold Date: 09-11-2020 | Sold Ratio: 98% |
| Beds: **2** | MLS#: **202006618, FS** | Year Built: **1985** |
| Bath: **1/1** | Status: **Sold** | Remodeled: **2020** |
| Living Sq. Ft.: **783** | List Date & DOM: **03-17-2020** & **136** | Total Parking: **1** |
| Land Sq. Ft.: **151,763** | Condition: **Above Average** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: | Building: **$369,200** |
| Sq. Ft. Other: **0** | Tax/Year: **$139/2020** | Land: **$117,600** |
| Total Sq. Ft. **783** | Neighborhood: **Kailua Town** | Total: **$486,800** |
| Maint./Assoc. **$500 / $0** | Flood Zone: **Zone X - Tool** | Stories / CPR: **Two / No** |
| Parking: **Covered - 1** | Frontage: | |
| Zoning: **12 - A-2 Medium Density Apartme** | View: **Garden** | |

**Public Remarks:** Life in the heart of Kailua in this two story condo could not be sweeter. Being located on the top floor means no one walking on your ceilings and you enjoy every bit of the trade winds as they pass through the unit. Too hot those rare few days a year? Just flip on the ACs. Having an extra storage closet by the covered parking space means you can leave the beach stuff with the bikes or car so you can grab and go right back to the beach. Brand new Bamboo floors and paint throughout gives this home a light and open feel. Have your own ideas? Great, you still have some sweat equity potential here. Private showings only, no open houses. Looking forward to handing over the keys to your new home, ALOHA
**Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 350 Aoloa Street C217 | **$455,000** | 2 & 1/1 | 783 \| $581 | 151,763 \| $3 | 0 | 31% | 3 | 136 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 350 Aoloa Street C217 | $139 \| $500 \| $0 | $117,600 | $369,200 | $486,800 | 93% | 1985 & 2020 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 350 Aoloa Street C217 | $448,000 | 09-11-2020 | 98% | 94% | Conventional |

350 Aoloa Street C217 - MLS#: 202006618 - Original price was $475,000 - Life in the heart of Kailua in this two story condo could not be sweeter. Being located on the top floor means no one walking on your ceilings and you enjoy every bit of the trade winds as they pass through the unit. Too hot those rare few days a year? Just flip on the ACs. Having an extra storage closet by the covered parking space means you can leave the beach stuff with the bikes or car so you can grab and go right back to the beach. Brand new Bamboo floors and paint throughout gives this home a light and open feel. Have your own ideas? Great, you still have some sweat equity potential here. Private showings only, no open houses. Looking forward to handing over the keys to your new home, ALOHA **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Garden **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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