Gardenia Manor 333 Aoloa Street Unit 412, Kailua 96734 * Gardenia Manor * $585,000 * Originally $575,000

Sold Price: $600,000	Sold Date: 07-06-2021	Sold Ratio: 103%
Beds: **2**	MLS#: **202105199, FS**	Year Built: **1974**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **944**	List Date & DOM: **03-09-2021** & **10**	Total Parking: **2**
Land Sq. Ft.: **130,680**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **236**	Frontage:	Building: **$381,400**
Sq. Ft. Other: **0**	Tax/Year: **$128/2020**	Land: **$159,500**
Total Sq. Ft. **1,180**	Neighborhood: **Kailua Town**	Total: **$540,900**
Maint./Assoc. **$601 / $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: This well-maintained unit has an additional loft which can be used for a playroom or office. This additional space makes this 2 bedroom, 2 bath unit live like a 3 bedroom! Great location on the 4th floor with high ceilings and no one above you. Gardenia Manor is perfectly located in the heart of Kailua, just a stroll to Whole Foods, Target and a plethora of boutiques and restaurants....not to mention the 3 mile pristine beach of Kailua! Grounds include a beautiful pool, wading pool, BBQ areas and lovely open spaces. Parking is all covered and room for storing all of your bikes, stand ups, surfboards etc. **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	**$585,000**	2 & 2/0	944 | $620	130,680 | $4	236	62%	4	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
333 Aoloa Street 412	$128 | $601 | $0	$159,500	$381,400	$540,900	108%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
333 Aoloa Street 412	$600,000	07-06-2021	103%	104%	Conventional

333 Aoloa Street 412 - MLS#: 202105199 - Original price was $575,000 - This well-maintained unit has an additional loft which can be used for a playroom or office. This additional space makes this 2 bedroom, 2 bath unit live like a 3 bedroom! Great location on the 4th floor with high ceilings and no one above you. Gardenia Manor is perfectly located in the heart of Kailua, just a stroll to Whole Foods, Target and a plethora of boutiques and restaurants....not to mention the 3 mile pristine beach of Kailua! Grounds include a beautiful pool, wading pool, BBQ areas and lovely open spaces. Parking is all covered and room for storing all of your bikes, stand ups, surfboards etc. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** 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