Koolau Vista 350 Aoloa Street Unit A230, Kailua 96734 * Koolau Vista * $595,000

Sold Price: $625,000	Sold Date: 06-02-2022	Sold Ratio: 105%
Beds: **2**	MLS#: **202206697, FS**	Year Built: **1985**
Bath: **1/1**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **783**	List Date & DOM: **04-13-2022** & **9**	Total Parking: **1**
Land Sq. Ft.: **151,774**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$350,300**
Sq. Ft. Other: **0**	Tax/Year: **$110/2021**	Land: **$124,200**
Total Sq. Ft. **783**	Neighborhood: **Kailua Town**	Total: **$474,500**
Maint./Assoc. **$512 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Covered - 1, Garage, Guest, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain, Sunrise**	

Public Remarks: Rare opportunity to purchase a newer remodeled unit at Koolau Vista in Kailua. Located away from the street, this quiet, colorful unit has beautiful views of Olomana & the Koolaus from the living room and one of the bedrooms upstairs. 2020 upgrades include new kitchen cabinets with white quartz countertops, new stainless steel appliances, a new sink, new fixtures, new faux wood vinyl flooring & new powder room. About 5 years ago, the upstairs bathroom was remodeled & lower level popcorn ceiling was removed. The washer/dryer was new in November of 2021. 2 window AC units, 1 in the living room & 1 in a bedroom. Almost everything you need is a short distance from your door...world-famous Kailua Beach, Whole Foods Market, Target, restaurants, gyms, yoga studios, coffee shops, schools, multiple weekly farmer's markets and so much more. Monthly HOA fees are low & the building has plenty of money in reserves. **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
350 Aoloa Street A230	$595,000	2 & 1/1	783 | $760	151,774 | $4	0	31%	2	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
350 Aoloa Street A230	$110 | $512 | $0	$124,200	$350,300	$474,500	125%	1985 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
350 Aoloa Street A230	$625,000	06-02-2022	105%	105%	Conventional

350 Aoloa Street A230 - MLS#: 202206697 - Rare opportunity to purchase a newer remodeled unit at Koolau Vista in Kailua. Located away from the street, this quiet, colorful unit has beautiful views of Olomana & the Koolaus from the living room and one of the bedrooms upstairs. 2020 upgrades include new kitchen cabinets with white quartz countertops, new stainless steel appliances, a new sink, new fixtures, new faux wood vinyl flooring & new powder room. About 5 years ago, the upstairs bathroom was remodeled & lower level popcorn ceiling was removed. The washer/dryer was new in November of 2021. 2 window AC units, 1 in the living room & 1 in a bedroom. Almost everything you need is a short distance from your door...world-famous Kailua Beach, Whole Foods Market, Target, restaurants, gyms, yoga studios, coffee shops, schools, multiple weekly farmer's markets and so much more. Monthly HOA fees are low & the building has plenty of money in reserves. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Street **Total Parking:** 1 **View:** Mountain, Sunrise **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