Gardenia Manor 333 Aoloa Street Unit 408, Kailua 96734 * $850,000

Beds:	**3**	MLS#:	**202412269, FS**	Year Built:	**1974**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,303**	List Date & DOM:	**06-14-2024** & **33**	Total Parking:	**2**
Land Sq. Ft.:	**130,680**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**149**	Frontage:		Building:	**$512,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$222/2024**	Land:	**$250,800**
Total Sq. Ft.	**1,452**	Neighborhood:	**Kailua Town**	Total:	**$762,800**
Maint./Assoc.	**$946 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Covered - 2, Guest**		Frontage:		
Zoning:	**12 - A-2 Medium Density Apartme**		View: **None**		

Public Remarks: Unique Top-Floor Gem in Prime Location - Welcome to a rare find in Gardenia Manor - one of only two units with this floor plan. This top-floor, 3-bedroom, 2-bathroom condo offers a bright and airy atmosphere, perfect for those seeking a blend of comfort and convenience. Once inside you discover a home that's ready for your personal touches. While maintaining its original charm, the condo features newer paint, flooring, washer/dryer and hot water heater. The kitchen is functional and efficient, awaiting your creative vision to transform it into a culinary haven. The primary suite has a generous walk in closet and private lanai. The second and third bedrooms are generously sized. Both bathrooms are in great original condition, providing a clean slate for modern upgrades. Located in a prime spot within the complex. The condo has a storage unit, two side by side covered parking stalls, two lanais for unique indoor/outdoor living. Complex has a pool, party area, beautiful grounds, and convenient location to shopping, restaurants and the beach. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
333 Aoloa Street 408	$850,000	3 & 2/0	1,303 | $652	130,680 | $7	33

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
333 Aoloa Street 408	$222 | $946 | $0	$250,800	$512,000	$762,800	111%	1974 & NA

333 Aoloa Street 408 - MLS#: 202412269 - Unique Top-Floor Gem in Prime Location - Welcome to a rare find in Gardenia Manor - one of only two units with this floor plan. This top-floor, 3-bedroom, 2-bathroom condo offers a bright and airy atmosphere, perfect for those seeking a blend of comfort and convenience. Once inside you discover a home that's ready for your personal touches. While maintaining its original charm, the condo features newer paint, flooring, washer/dryer and hot water heater. The kitchen is functional and efficient, awaiting your creative vision to transform it into a culinary haven. The primary suite has a generous walk in closet and private lanai. The second and third bedrooms are generously sized. Both bathrooms are in great original condition, providing a clean slate for modern upgrades. Located in a prime spot within the complex. The condo has a storage unit, two side by side covered parking stalls, two lanais for unique indoor/outdoor living. Complex has a pool, party area, beautiful grounds, and convenient location to shopping, restaurants and the beach. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** None **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