## Gardenia Manor 333 Aoloa Street Unit 317, Kailua 96734 * $880,000

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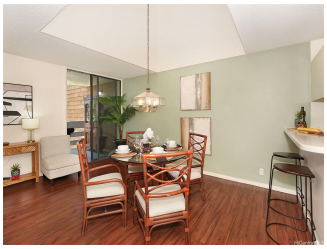
|---|---|---|---|---|---|
| Beds: | **3** | MLS#: | **202413832, FS** | Year Built: | **1974** |
| Bath: | **2/1** | Status: | **Active** | Remodeled: | |
| Living Sq. Ft.: | **1,467** | List Date & DOM: | **07-10-2024** & **3** | Total Parking: | **2** |
| Land Sq. Ft.: | **130,680** | Condition: | **Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **257** | Frontage: | | Building: | **$562,600** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$176/2023** | Land: | **$282,300** |
| Total Sq. Ft. | **1,724** | Neighborhood: | **Kailua Town** | Total: | **$844,900** |
| Maint./Assoc. | **$1,065 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **Two / No** |
| Parking: | **Assigned, Covered - 2, Guest** | Frontage: | | | |
| Zoning: | **12 - A-2 Medium Density Apartme** | View: | **Garden, Other** | | |

**Public Remarks:** Ideal location right in Kailua town with easy access to restaurants, shopping and Kailua Beach is just down the road! Great unit with double lanai off the living room and dining area. Situated on the cool side of the building this unit faces into the breeze and your view isn't blocked by any other units. New vinyl plank flooring installed. Upgraded kitchen counters. Half bath downstairs. Wonderful floor plan with the open second story over the dining area. This gives you the option to add an extra room upstairs. Cathedral ceiling in the primary bedroom with high windows to let in lots of extra light. The primary even has its own private lanai for you to sit back, relax and enjoy the view. Two covered side-by-side parking stalls close to the elevator and additional storage. Plus the pool and the lush tropical landscaping of the grounds. This is the one you've been waiting for! **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 317 | $880,000 | 3 & 2/1 | 1,467 \| $600 | 130,680 \| $7 | 3 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 333 Aoloa Street 317 | $176 \| $1,065 \| $0 | $282,300 | $562,600 | $844,900 | 104% | 1974 & NA |

333 Aoloa Street 317 - MLS#: 202413832 - Ideal location right in Kailua town with easy access to restaurants, shopping and Kailua Beach is just down the road! Great unit with double lanai off the living room and dining area. Situated on the cool side of the building this unit faces into the breeze and your view isn't blocked by any other units. New vinyl plank flooring installed. Upgraded kitchen counters. Half bath downstairs. Wonderful floor plan with the open second story over the dining area. This gives you the option to add an extra room upstairs. Cathedral ceiling in the primary bedroom with high windows to let in lots of extra light. The primary even has its own private lanai for you to sit back, relax and enjoy the view. Two covered side-by-side parking stalls close to the elevator and additional storage. Plus the pool and the lush tropical landscaping of the grounds. This is the one you've been waiting for! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden, Other **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