## Koolau Vista 350 Aoloa Street Unit B240, Kailua 96734 \* \$635,000

 Beds: 2
 MLS#: 202414288, FS
 Year Built: 1985

 Bath: 1/1
 Status: Active
 Remodeled:

 Living Sq. Ft.: 783
 List Date & DOM: 06-20-2024 & 10
 Total Parking: 1

Land Sq. Ft.: **151,763** Condition: Excellent, Above Average

 Lanai Sq. Ft.: 0
 Frontage: Other
 Building: \$439,700

 Sq. Ft. Other: 0
 Tax/Year: \$167/2023
 Land: \$134,000

 Total Sq. Ft. 783
 Neighborhood: Kailua Town
 Total: \$573,700

 Maint./Assoc. \$498 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: Three / No

**Assessed Value** 

Parking: **Assigned, Covered - 1, Street** Frontage: **Other** 

Zoning: 12 - A-2 Medium Density Apartme View: Garden, Mountain

**Public Remarks:** Live the Kailua lifestyle in this renovated 2 bedroom, 1.5 bathroom unit with 1 parking stall in the pet friendly, Koolau Vista. Top floor unit with lots of natural light and no one above you. Unit is in move in condition and ready for new owners. Lots of upgrades including newer kitchen cabinets with granite countertops and a new oven (December 2023). Popcorn ceiling has been removed which gives the unit a much more modern feel. Wood laminate flooring throughout the downstairs with brand new carpet upstairs. The interior has been freshly painted as well plus there is a washer and dryer in the unit. Just around the corner you will find all the neighboring shopping and restaurants without the need to drive. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, & so much more. Must see to appreciate! One or more photos have been enhanced. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
350 Aoloa Street B240	<u>\$635,000</u>	2 & 1/1	783   \$811	151,763   \$4	10

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
350 Aoloa Street B240	\$167   \$498   \$0	\$134,000	\$439,700	\$573,700	111%	1985 & NA

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