

**Poinciana Manor 1015 Aoloa Street Unit 255, Kailua 96734 \* Poinciana Manor \* \$375,000**

|                                  |                                                   |                                |
|----------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>2</b>                   | MLS#: <b>1010024, FS</b>                          | Year Built: <b>1975</b>        |
| Bath: <b>2/0</b>                 | Status: <b>Expired</b>                            | Remodeled:                     |
| Living Sq. Ft.: <b>944</b>       | List Date & DOM: <b>07-30-2010 &amp; 365</b>      | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>220,764</b>     | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>266</b>        | Frontage:                                         | Building: <b>\$303,700</b>     |
| Sq. Ft. Other: <b>0</b>          | Tax/Year: <b>\$82/2009</b>                        | Land: <b>\$128,200</b>         |
| Total Sq. Ft. <b>1,210</b>       | Neighborhood: <b>Kailua Town</b>                  | Total: <b>\$431,900</b>        |
| Maint./Assoc. <b>\$596 / \$0</b> | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: / <b>No</b>     |
| Parking: <b>Assigned</b>         | Frontage:                                         |                                |
| <a href="#">Zoning</a> :         | View: <b>Mountain</b>                             |                                |

**Public Remarks:** Live the resort beach lifestyle in dreamy Kailua. This residence offers an ample floorplan with spacious lanai. Tiled entry and baths featuring: new wood floors, updated kitchen cabinets and appliances and extra storage, as well as, 2 covered parking stalls. Act while interest rates are at all time lows. **Sale Conditions:** Schools: [Kailua](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                               | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|---------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">1015 Aoloa Street 255</a> | <a href="#">\$375,000</a> | 2 & 2/0  | 944   \$397   | 220,764   \$2 | 266   | 0%   | 2  | 365 |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1015 Aoloa Street 255</a> | \$82   \$596   \$0  | \$128,200     | \$303,700         | \$431,900      | 87%   | 1975 & NA        |

[1015 Aoloa Street 255](#) - MLS#: [1010024](#) - Live the resort beach lifestyle in dreamy Kailua. This residence offers an ample floorplan with spacious lanai. Tiled entry and baths featuring: new wood floors, updated kitchen cabinets and appliances and extra storage, as well as, 2 covered parking stalls. Act while interest rates are at all time lows. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** **Zoning:** **Sale Conditions:** Schools: [Kailua](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number