

Poincia Manor 1015 Aoloa Place Unit 423, Kailua 96734 * Poincia Manor * \$529,000 *

Originally \$559,900

Sold Price: \$515,000	Sold Date: 11-08-2018	Sold Ratio: 97%
Beds: 2	MLS#: 201816430, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 944	List Date & DOM: 06-21-2018 & 101	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$407,900
Sq. Ft. Other: 0	Tax/Year: \$152/2018	Land: \$140,900
Total Sq. Ft. 1,026	Neighborhood: Kailua Town	Total: \$548,800
Maint./Assoc. \$689 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Enjoy the Kailua lifestyle in this 2 bedroom, 2 bath apartment in the heart of town. Walk to shops and restaurants or Kailua Beach. The living room features cathedral ceilings and clerestory windows. Fourth floor unit with nice breezes and mature landscaping outside. Both bathrooms have been recently updated. Two covered parking plus storage locker. Building amenities include pool and entertaining areas surrounded by lush tropical landscaping. **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
1015 Aoloa Place 423	\$529,000	2 & 2/0	944 \$560	220,762 \$2	82	51%	4	101

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 423	\$152 \$689 \$0	\$140,900	\$407,900	\$548,800	96%	1975 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 423	\$515,000	11-08-2018	97%	92%	Conventional

[1015 Aoloa Place 423](#) - MLS#: [201816430](#) - Original price was \$559,900 - Enjoy the Kailua lifestyle in this 2 bedroom, 2 bath apartment in the heart of town. Walk to shops and restaurants or Kailua Beach. The living room features cathedral ceilings and clerestory windows. Fourth floor unit with nice breezes and mature landscaping outside. Both bathrooms have been recently updated. Two covered parking plus storage locker. Building amenities include pool and entertaining areas surrounded by lush tropical landscaping. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **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