

## Poinciana Manor 1015 Aoloa Place Unit 447, Kailua 96734 \* Poinciana Manor \* \$536,000

Sold Price: \$532,000	Sold Date: 11-16-2018	Sold Ratio: 99%
Beds: <b>2</b>	MLS#: <b>201824179, FS</b>	Year Built: <b>1975</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>959</b>	List Date & DOM: <b>09-11-2018 &amp; 13</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>220,762</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>82</b>	Frontage:	Building: <b>\$409,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$161/2018</b>	Land: <b>\$143,200</b>
Total Sq. Ft. <b>1,041</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$552,900</b>
Maint./Assoc. <b>\$700 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Assigned, Covered - 2, Garage, Guest, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Garden, Mountain</b>	

**Public Remarks:** Wonderful top floor 2 bed/2 bath unit in highly desired Poinciana Manor with vaulted ceilings for cross breeze and natural light. Upgraded kitchen with cherry cabinets, granite counters and stainless steel appliances, nice lanai with garden and mountain views, 2 covered side by side parking, pet friendly and storage unit. So many great amenities including refreshing pool, BBQ area, Clubhouse, lush tropical landscaped grounds and security. Conveniently located in the heart of Kailua-only a short walk to shopping, restaurants, schools, Kailua Beach and the Pali Hwy, H-3 and MCBH KBay are just a short distance away. **Sale Conditions:** None **Schools:** , , \* [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 Place 447</a>	<a href="#">\$536,000</a>	2 & 2/0	959   \$559	220,762   \$2	82	51%	4	13

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1015 Aoloa Place 447</a>	\$161   \$700   \$0	\$143,200	\$409,700	\$552,900	97%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoloa Place 447</a>	\$532,000	11-16-2018	99%	99%	Conventional

[1015 Aoloa Place 447](#) - MLS#: [201824179](#) - Wonderful top floor 2 bed/2 bath unit in highly desired Poinciana Manor with vaulted ceilings for cross breeze and natural light. Upgraded kitchen with cherry cabinets, granite counters and stainless steel appliances, nice lanai with garden and mountain views, 2 covered side by side parking, pet friendly and storage unit. So many great amenities including refreshing pool, BBQ area, Clubhouse, lush tropical landscaped grounds and security. Conveniently located in the heart of Kailua-only a short walk to shopping, restaurants, schools, Kailua Beach and the Pali Hwy, H-3 and MCBH KBay are just a short distance away. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain **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, Occ. = Occupancy, FL = Floor Number