

Poinciana Manor 1015 Aolaa Place Unit 209, Kailua 96734 * Poinciana Manor * \$528,000 *

Originally \$538,000

Sold Price: \$528,000	Sold Date: 03-27-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201831731, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 944	List Date & DOM: 12-26-2018 & 43	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 464	Frontage: Other	Building: \$426,900
Sq. Ft. Other: 0	Tax/Year: \$142/2018	Land: \$140,900
Total Sq. Ft. 1,408	Neighborhood: Kailua Town	Total: \$567,800
Maint./Assoc. \$709 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Guest, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: If you like outdoor living, this home is for you. Spacious and rare 464 SqFt lanai @ Poiciana Manor. Outdoor living space for your garden, evening meals, or start your days with al fresco dining. New vinyl flooring brightens up the home and is waiting for your personal touches. Great location for your guests (convenient to guest parking) and easy access for you from your car to your front door. This corner unit has newer appliances and fresh paint. Seller's family grew and have moved on to a single family house, their move is your gain. Must see to appreciate. **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 Aolaa Place 209	\$528,000	2 & 2/0	944 \$559	220,762 \$2	464	51%	2	43

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aolaa Place 209	\$142 \$709 \$0	\$140,900	\$426,900	\$567,800	93%	1975 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aolaa Place 209	\$528,000	03-27-2019	100%	98%	Conventional

[1015 Aolaa Place 209](#) - MLS#: **201831731** - Original price was \$538,000 - If you like outdoor living, this home is for you. Spacious and rare 464 SqFt lanai @ Poiciana Manor. Outdoor living space for your garden, evening meals, or start your days with al fresco dining. New vinyl flooring brightens up the home and is waiting for your personal touches. Great location for your guests (convenient to guest parking) and easy access for you from your car to your front door. This corner unit has newer appliances and fresh paint. Seller's family grew and have moved on to a single family house, their move is your gain. Must see to appreciate. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage:** Other **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