

Poincia Manor 1015 Aoloa Place Unit 331, Kailua 96734 * Poincia Manor * \$509,000 *

Originally \$525,000

Sold Price: \$500,000	Sold Date: 08-29-2019	Sold Ratio: 98%
Beds: 2	MLS#: 201907799, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 03-20-2019 & 120	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage: Other	Building: \$359,900
Sq. Ft. Other: 0	Tax/Year: \$160/2019	Land: \$199,700
Total Sq. Ft. 1,026	Neighborhood: Kailua Town	Total: \$559,600
Maint./Assoc. \$721 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Secured Entry	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: This 2 bedroom, 2 bathroom apartment right in the heart of Kailua is perfect to enjoy a beach lifestyle. Just a short walk away from shops and local restaurants. Located on the third floor with a wonderful quiet view of the gardens, and a nice ocean breeze. Building management fees include water, sewage, common areas, pool, elevators, and general ground maintenance. With this, you have access to all of the amenities on the property, including the pool, bbq, koi ponds, and more! Come take a walk through, and see your next home! **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 331	\$509,000	2 & 2/0	944 \$539	0 \$inf	82	51%	2	120

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 331	\$160 \$721 \$0	\$199,700	\$359,900	\$559,600	91%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 331	\$500,000	08-29-2019	98%	95%	VA

[1015 Aoloa Place 331](#) - MLS#: [201907799](#) - Original price was \$525,000 - This 2 bedroom, 2 bathroom apartment right in the heart of Kailua is perfect to enjoy a beach lifestyle. Just a short walk away from shops and local restaurants. Located on the third floor with a wonderful quiet view of the gardens, and a nice ocean breeze. Building management fees include water, sewage, common areas, pool, elevators, and general ground maintenance. With this, you have access to all of the amenities on the property, including the pool, bbq, koi ponds, and more! Come take a walk through, and see your next home! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Secured Entry **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