

Poincipiana Manor 1015 Aoloa Place Unit 427, Kailua 96734 * Poincipiana Manor * \$527,000 *

Originally \$533,000

Sold Price: \$525,000	Sold Date: 09-06-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201914106, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 05-17-2019 & 51	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 114	Frontage:	Building: \$360,300
Sq. Ft. Other: 0	Tax/Year: \$107/2019	Land: \$199,700
Total Sq. Ft. 1,058	Neighborhood: Kailua Town	Total: \$560,000
Maint./Assoc. \$709 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 2	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Experience resort living in the heart of Kailua Town. Spacious, move in ready 2 bedroom, 2 bath, 2 covered parking stalls. Upgraded laminated wood and ceramic tile flooring throughout the unit. Natural stone kitchen counters and Maple cabinets. Renovated bathrooms with ceramic walk in shower. The living area is spacious with cathedral ceiling that brings natural light in the unit. Top unit, no unit upstairs. Surrounded by trees and luscious greens. Enjoy and relax in the lanai looking overlooking the Koolau Mountain. Relax in the pool or simply hang out in the gazebo/Barbecue area. Around the corner are shops, restaurants, Down to Earth and much more. If you want simple living and convenience, this is the place for you! **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 427	\$527,000	2 & 2/0	944 \$558	0 \$inf	114	51%	4	51

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 427	\$107 \$709 \$0	\$199,700	\$360,300	\$560,000	94%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 427	\$525,000	09-06-2019	100%	98%	Conventional

[1015 Aoloa Place 427](#) - MLS#: [201914106](#) - Original price was \$533,000 - Experience resort living in the heart of Kailua Town. Spacious, move in ready 2 bedroom, 2 bath, 2 covered parking stalls. Upgraded laminated wood and ceramic tile flooring throughout the unit. Natural stone kitchen counters and Maple cabinets. Renovated bathrooms with ceramic walk in shower. The living area is spacious with cathedral ceiling that brings natural light in the unit. Top unit, no unit upstairs. Surrounded by trees and luscious greens. Enjoy and relax in the lanai looking overlooking the Koolau Mountain. Relax in the pool or simply hang out in the gazebo/Barbecue area. Around the corner are shops, restaurants, Down to Earth and much more. If you want simple living and convenience, this is the place for you! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** Garden, Mountain **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