

Poincia Manor 1015 Aoloo Place Unit 351, Kailua 96734 * Poincia Manor * \$495,000 ***Originally \$518,000**

Sold Price: \$485,000	Sold Date: 10-22-2019	Sold Ratio: 98%
Beds: 2	MLS#: 201915197, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 959	List Date & DOM: 06-05-2019 & 86	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$360,500
Sq. Ft. Other: 0	Tax/Year: \$160/2018	Land: \$202,800
Total Sq. Ft. 1,041	Neighborhood: Kailua Town	Total: \$563,300
Maint./Assoc. \$720 / \$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: 2 bedroom 2 bath 2 parking unit in Poincia Manor. Large open Living Area with Lanai access. Unit features Pergo/carpet & tile flooring. Includes quality mirrored sliding doors on bedroom closets. Large master bedroom with attached master bath. Stainless Steel Appliances, Unit to be sold "As-Is". Walking distance to Kailua Beach & Kailua Town. Amenities include beautiful grounds, swimming pool with patio, clubhouse, BBQ. On site resident manager. Includes 2 covered assigned parking stalls and storage locker. **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
1015 Aoloo Place 351	\$495,000	2 & 2/0	959 \$516	220,762 \$2	82	56%	1	86

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 351	\$160 \$720 \$0	\$202,800	\$360,500	\$563,300	88%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 351	\$485,000	10-22-2019	98%	94%	Conventional

[1015 Aoloo Place 351](#) - MLS#: **201915197** - Original price was \$518,000 - 2 bedroom 2 bath 2 parking unit in Poincia Manor. Large open Living Area with Lanai access. Unit features Pergo/carpet & tile flooring. Includes quality mirrored sliding doors on bedroom closets. Large master bedroom with attached master bath. Stainless Steel Appliances, Unit to be sold "As-Is". Walking distance to Kailua Beach & Kailua Town. Amenities include beautiful grounds, swimming pool with patio, clubhouse, BBQ. On site resident manager. Includes 2 covered assigned parking stalls and storage locker. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **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