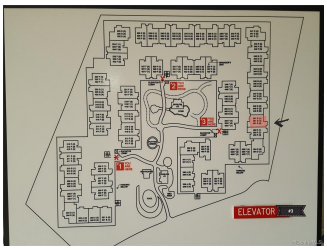
Poinciana Manor 1015 Aoloa Place Unit 351, Kailua 96734 * Poinciana Manor * $495,000 * Originally $518,000

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 Poinciana 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 Aoloa 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 Aoloa 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 Aoloa Place 351	$485,000	10-22-2019	98%	94%	Conventional

1015 Aoloa Place 351 - MLS#: 201915197 - Original price was $518,000 - 2 bedroom 2 bath 2 parking unit in Poinciana 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