Poinciana Manor 1015 Aoloa Place Unit 444, Kailua 96734 * Poinciana Manor * $517,000 * Originally $529,000

Sold Price: $510,000	Sold Date: 09-06-2019	Sold Ratio: 99%
Beds: **2**	MLS#: **201915682, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **2008**
Living Sq. Ft.: **959**	List Date & DOM: **06-05-2019** & **33**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **82**	Frontage: **Other**	Building: **$359,500**
Sq. Ft. Other: **0**	Tax/Year: **$161/2018**	Land: **$202,800**
Total Sq. Ft. **1,041**	Neighborhood: **Kailua Town**	Total: **$562,300**
Maint./Assoc. **$720 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2, Guest**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden, Mountain**	

Public Remarks: NEW PRICE!! OPEN THIS SUNDAY 6/23 from 2-5p!! Welcome to Poinciana Manor! Your private getaway in beautiful Kailua, conveniently located near local parks, Target, grocery stores, coffee shops, restaurants, shopping, beautiful Kailua beach, and so much more! This bright 2 bedroom, 2 bath unit is located on the top floor, with no unit above, and features high vaulted ceilings, hardwood and ceramic tile flooring, custom closet organizers and more! Enjoy meals cooked in your fully renovated kitchen, designed with a chef's eye, featuring custom cabinetry & granite counters. Sit out on the covered lanai and look out at the Koolau mountains. Must see to appreciate! Seller very motivated!! **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 444	**$517,000**	2 & 2/0	959 | $539	220,762 | $2	82	49%	4	33

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 444	$161 | $720 | $0	$202,800	$359,500	$562,300	92%	1975 & 2008

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 444	$510,000	09-06-2019	99%	96%	Conventional

1015 Aoloa Place 444 - MLS#: 201915682 - Original price was $529,000 - NEW PRICE!! OPEN THIS SUNDAY 6/23 from 2-5p!! Welcome to Poinciana Manor! Your private getaway in beautiful Kailua, conveniently located near local parks, Target, grocery stores, coffee shops, restaurants, shopping, beautiful Kailua beach, and so much more! This bright 2 bedroom, 2 bath unit is located on the top floor, with no unit above, and features high vaulted ceilings, hardwood and ceramic tile flooring, custom closet organizers and more! Enjoy meals cooked in your fully renovated kitchen, designed with a chef's eye, featuring custom cabinetry & granite counters. Sit out on the covered lanai and look out at the Koolau mountains. Must see to appreciate! Seller very motivated!! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden, Mountain **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