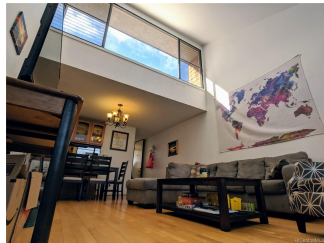


Poinciana Manor 1015 Aoloa Place Unit 444, Kailua 96734 * Poinciana Manor * \$517,000 *

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