

Poinciana Manor 1015 Aoaloa Place Unit 313, Kailua 96734 * Poinciana Manor * \$530,000

Sold Price: \$530,000	Sold Date: 08-23-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201917875, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 06-20-2019 & 28	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 114	Frontage:	Building: \$361,200
Sq. Ft. Other: 0	Tax/Year: \$161/2018	Land: \$199,700
Total Sq. Ft. 1,058	Neighborhood: Kailua Town	Total: \$560,900
Maint./Assoc. \$709 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 2, Guest, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Wonderful cross breezes!! This breezy 2/2 END UNIT with 2 covered parking has 2 lanais overlooking the gardens and pool below. Private gardens behind you allow for you to relax and enjoy your own piece of paradise. PLUS back lanai includes extra storage! Recently replaced carpet in bedrooms and freshly painted walls throughout make this home move in ready. Enjoy living at Poiciana Manor with its many amenities including pool, BBQ area, and security. Great location close to everything Kailua has to offer. Short distance to Target, Safeway, Starbucks, restaurants, shopping, Kailua District Park, and less than 1 mile to Kailua Beach Park-rated #1 beach in the world by Dr. Beach. 3.5 miles to back gate MCBH Kaneohe Bay. Pet friendly community. **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 Aoaloa Place 313	\$530,000	2 & 2/0	944 \$561	220,762 \$2	114	48%	3	28

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoaloa Place 313	\$161 \$709 \$0	\$199,700	\$361,200	\$560,900	94%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoaloa Place 313	\$530,000	08-23-2019	100%	100%	VA

[1015 Aoaloa Place 313](#) - MLS#: [201917875](#) - Wonderful cross breezes!! This breezy 2/2 END UNIT with 2 covered parking has 2 lanais overlooking the gardens and pool below. Private gardens behind you allow for you to relax and enjoy your own piece of paradise. PLUS back lanai includes extra storage! Recently replaced carpet in bedrooms and freshly painted walls throughout make this home move in ready. Enjoy living at Poiciana Manor with its many amenities including pool, BBQ area, and security. Great location close to everything Kailua has to offer. Short distance to Target, Safeway, Starbucks, restaurants, shopping, Kailua District Park, and less than 1 mile to Kailua Beach Park-rated #1 beach in the world by Dr. Beach. 3.5 miles to back gate MCBH Kaneohe Bay. Pet friendly community. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 2, Guest, Street **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