Poinciana Manor 1015 Aoloa 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 Poinciana 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 Aoloa 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 Aoloa 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 Aoloa Place 313	$530,000	08-23-2019	100%	100%	VA

1015 Aoloa 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 Poinciana 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