

PoINCIANA Manor 1015 AolOA Place Unit 345, Kailua 96734 * PoINCIANA Manor * \$544,000

Sold Price: \$544,000	Sold Date: 09-19-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201921888, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2019
Living Sq. Ft.: 959	List Date & DOM: 07-31-2019 & 4	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$360,500
Sq. Ft. Other: 0	Tax/Year: \$138/2018	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, Mountain	

Public Remarks: This 2 bedroom 2 bath home is fresh, clean and renovated with ALL new appliances, gorgeous kitchen with quartz counters and stone backsplash. High-end vinyl plank flooring throughout entire living space and brand new high-end carpet in bedrooms. Great lanai over-looks the huge yard for pets to play! 2 Covered Parking stalls right near the elevator. Tons of storage for your bikes, kayaks, SUP's and all the stuff you need to live just down the street from award winning Kailua beach! Stroll over to Whole Foods and TONS of great restaurants and shops. Easy access to freeways. WELCOME VA buyers! This home has LIFESTYLE! Come see us today!! **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [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 345	\$544,000	2 & 2/0	959 \$567	220,762 \$2	82	51%	3	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 AolOA Place 345	\$138 \$720 \$0	\$202,800	\$360,500	\$563,300	97%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 AolOA Place 345	\$544,000	09-19-2019	100%	100%	Conventional

[1015 AolOA Place 345](#) - MLS#: [201921888](#) - This 2 bedroom 2 bath home is fresh, clean and renovated with ALL new appliances, gorgeous kitchen with quartz counters and stone backsplash. High-end vinyl plank flooring throughout entire living space and brand new high-end carpet in bedrooms. Great lanai over-looks the huge yard for pets to play! 2 Covered Parking stalls right near the elevator. Tons of storage for your bikes, kayaks, SUP's and all the stuff you need to live just down the street from award winning Kailua beach! Stroll over to Whole Foods and TONS of great restaurants and shops. Easy access to freeways. WELCOME VA buyers! This home has LIFESTYLE! Come see us today!! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number