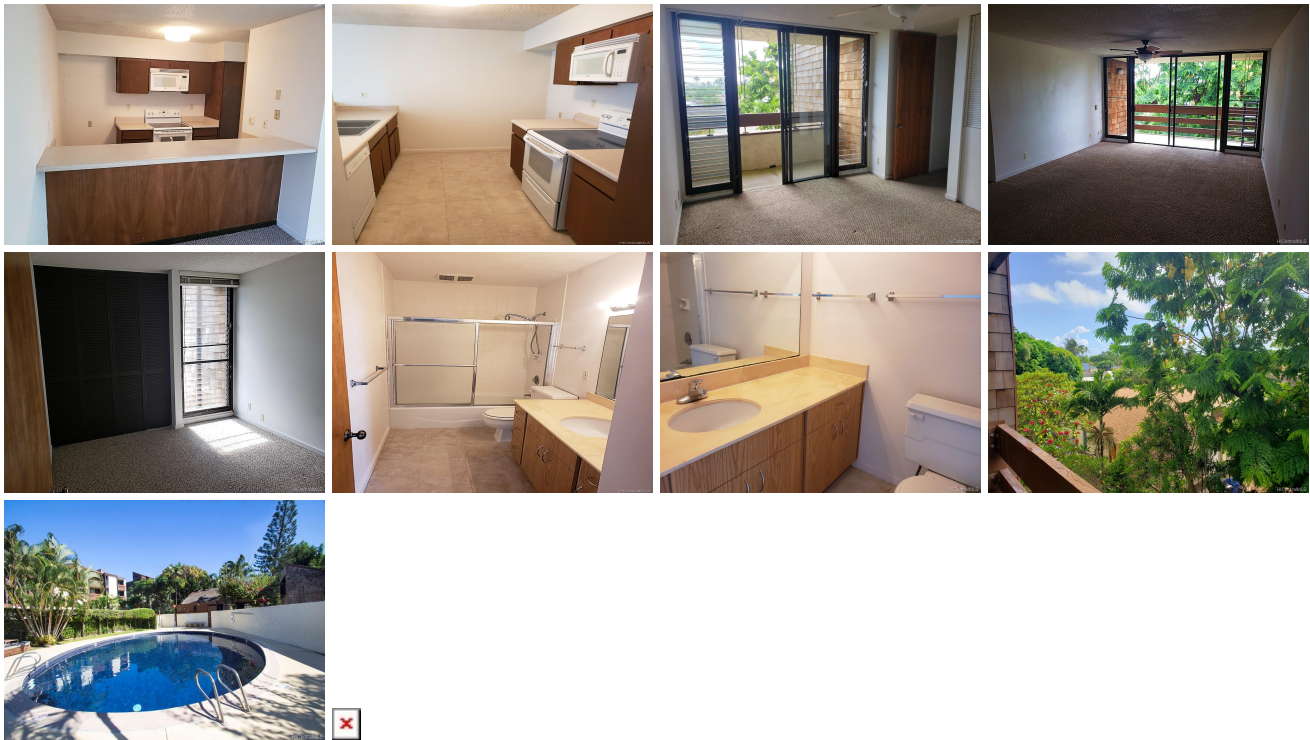


Poincia Manor 1015 Aolaa Place Unit 325, Kailua 96734 * Poincia Manor * \$570,000 *

Originally \$590,000

Sold Price: \$550,000	Sold Date: 10-17-2019	Sold Ratio: 96%
Beds: 3	MLS#: 201922102, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,124	List Date & DOM: 08-02-2019 & 25	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 126	Frontage:	Building: \$451,900
Sq. Ft. Other: 0	Tax/Year: \$181/2019	Land: \$167,800
Total Sq. Ft. 1,250	Neighborhood: Kailua Town	Total: \$619,700
Maint./Assoc. \$844 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Guest, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Sunrise	

Public Remarks: Motivated Seller wants to sell asap! Come and see this rarely available 3 bedroom, 2 full bath unit at the Poincia Manor in the heart of Kailua. Minutes away from the world famous Kailua beach. Its on the desired cooler side of the building with trade winds blowing right into the unit on the third floor. Two reserved side by side covered parking stalls close to the elevator and very friendly, quiet and respectful neighbors. Extremely close to Target and Safeway and right down the road from Whole Foods, Walgreens and so many popular restaurants to enjoy. Amenities include: BBQ area, club house, meeting room, pool, security guard and resident manager. **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 Aolaa Place 325	\$570,000	3 & 2/0	1,124 \$507	220,762 \$3	126	50%	3	25

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aolaa Place 325	\$181 \$844 \$0	\$167,800	\$451,900	\$619,700	92%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aolaa Place 325	\$550,000	10-17-2019	96%	93%	Conventional

[1015 Aoloa Place 325](#) - MLS#: [201922102](#) - Original price was \$590,000 - Motivated Seller wants to sell asap! Come and see this rarely available 3 bedroom, 2 full bath unit at the Poinciana Manor in the heart of Kailua. Minutes away from the world famous Kailua beach. Its on the desired cooler side of the building with trade winds blowing right into the unit on the third floor. Two reserved side by side covered parking stalls close to the elevator and very friendly, quiet and respectful neighbors. Extremely close to Target and Safeway and right down the road from Whole Foods, Walgreens and so many popular restaurants to enjoy. Amenities include: BBQ area, club house, meeting room, pool, security guard and resident manager.
Region: Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Guest, Street **Total Parking:** 2
View: City, Sunrise **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