

**Poinciana Manor 1015 Aoloa Place Unit 325, Kailua 96734 \* Poinciana Manor \* \$570,000 \***

**Originally \$590,000**

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

**Public Remarks:** 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. **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
<a href="#">1015 Aoloa Place 325</a>	<b>\$570,000</b>	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
<a href="#">1015 Aoloa Place 325</a>	\$181   \$844   \$0	\$167,800	\$451,900	\$619,700	92%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoloa Place 325</a>	\$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