## Poinciana Manor 1015 Aoloa Place Unit 318, Kailua 96734 * Poinciana Manor * $489,000

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|---|---|---|---|---|---|
| Sold Price: | $485,000 | Sold Date: | 10-09-2019 | Sold Ratio: | 99% |
| Beds: | **2** | MLS#: | **201924026, FS** | Year Built: | **1975** |
| Bath: | **2/0** | Status: | **Sold** | Remodeled: | |
| Living Sq. Ft.: | **959** | List Date & DOM: | **08-28-2019** & **7** | Total Parking: | **2** |
| Land Sq. Ft.: | **0** | Condition: | **Above Average, Average** | Assessed Value | |
| Lanai Sq. Ft.: | **82** | Frontage: | | Building: | **$360,500** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$138/2019** | Land: | **$202,800** |
| Total Sq. Ft. | **1,041** | Neighborhood: | **Kailua Town** | Total: | **$563,300** |
| Maint./Assoc. | **$721 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **Three+ / No** |
| Parking: | **Assigned, Covered - 2, Guest, Secured Entry, Street** | | | Frontage: | |
| Zoning: | **12 - A-2 Medium Density Apartme** | | | View: | **Garden** |

**Public Remarks:** Come see this beautiful 2 Bedroom, 2 Bathroom Townhome in the heart of Kailua. New paint, Master Bathroom Shower and Ceiling Fan. Walking distance to much of what Kailua has to offer including Target, Safeway, Longs, Banks, Shops, Restaurants, etc. Quiet, peaceful and beautifully landscaped property with on-site Security, BBQ Picnic areas and a gated pool... perfect for hosting gatherings with family and friends. Includes 2 covered reserved parking stalls located near the elevator and staircase for your convenience. Minutes to the world famous Kailua and Lanikai Beaches well as Pali and Kalanianaole Hwys. The Townhome comes with a personal storage locker and a place to store bicycles and paddle boards. This is your chance at affordable Beach-Town Living... Don't miss out! **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 318 | $489,000 | 2 & 2/0 | 959 \| $510 | 0 \| $inf | 82 | 51% | 3 | 7 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 1015 Aoloa Place 318 | $138 \| $721 \| $0 | $202,800 | $360,500 | $563,300 | 87% | 1975 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 1015 Aoloa Place 318 | $485,000 | 10-09-2019 | 99% | 99% | VA |

1015 Aoloa Place 318 - MLS#: 201924026 - Come see this beautiful 2 Bedroom, 2 Bathroom Townhome in the heart of Kailua. New paint, Master Bathroom Shower and Ceiling Fan. Walking distance to much of what Kailua has to offer including Target, Safeway, Longs, Banks, Shops, Restaurants, etc. Quiet, peaceful and beautifully landscaped property with on-site Security, BBQ Picnic areas and a gated pool... perfect for hosting gatherings with family and friends. Includes 2 covered reserved parking stalls located near the elevator and staircase for your convenience. Minutes to the world famous Kailua and Lanikai Beaches well as Pali and Kalanianaole Hwys. The Townhome comes with a personal storage locker and a place to store bicycles and paddle boards. This is your chance at affordable Beach-Town Living... Don't miss out! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry, Street **Total Parking:** 2 **View:** Garden **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