Poinciana Manor 1015 Aoloa Place Unit 244, Kailua 96734 * Poinciana Manor * $499,000 * Originally $520,000

Sold Price: $492,000	Sold Date: 01-14-2020	Sold Ratio: 99%
Beds: **2**	MLS#: **201924453, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **959**	List Date & DOM: **09-03-2019** & **97**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **266**	Frontage: **Other**	Building: **$368,800**
Sq. Ft. Other: **0**	Tax/Year: **$164/2019**	Land: **$202,800**
Total Sq. Ft. **1,225**	Neighborhood: **Kailua Town**	Total: **$571,600**
Maint./Assoc. **$720 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2, Guest, Street**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **None**	

Public Remarks: Live, LOVE Kailua! Located in the heart of this highly sought after BeachTown priced UNDER Assessed Value! UPGRADED: 18 X 18 travertine floor tiles, granite countertops in Kitchen and baths. NEW Ceiling Fans, Cooktop, Window AC & carpets! Relax in the courtyards offering shady full grown trees, gazebo and Koi pond. Walking distance to shopping, dining and buslines. Minutes to world famous Kailua and Lanikai white sandy beaches! Exterior Personal storage locker comes with the unit as well as bicycle and paddle/surf board/kayak storage. Convenient 2 covered parking stalls are side by side. PET FRIENDLY, one dog allowed under 60 lbs., any other pet under 20 lbs. ok **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 244	**$499,000**	2 & 2/0	959 | $520	220,762 | $2	266	51%	2	97

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 244	$164 | $720 | $0	$202,800	$368,800	$571,600	87%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 244	$492,000	01-14-2020	99%	95%	VA 600

1015 Aoloa Place 244 - MLS#: 201924453 - Original price was $520,000 - Live, LOVE Kailua! Located in the heart of this highly sought after BeachTown priced UNDER Assessed Value! UPGRADED: 18 X 18 travertine floor tiles, granite countertops in Kitchen and baths. NEW Ceiling Fans, Cooktop, Window AC & carpets! Relax in the courtyards offering shady full grown trees, gazebo and Koi pond. Walking distance to shopping, dining and buslines. Minutes to world famous Kailua and Lanikai white sandy beaches! Exterior Personal storage locker comes with the unit as well as bicycle and paddle/surf board/kayak storage. Convenient 2 covered parking stalls are side by side. PET FRIENDLY, one dog allowed under 60 lbs., any other pet under 20 lbs. ok **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** None **Frontage:** Other **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