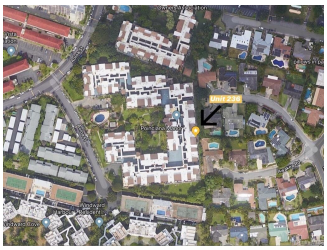
Poinciana Manor 1015 Aoloa Place Unit 236, Kailua 96734 * Poinciana Manor * $499,000

Sold Price: $499,000	Sold Date: 01-17-2020	Sold Ratio: 100%
Beds: **2**	MLS#: **201930388, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **959**	List Date & DOM: **11-05-2019** & **28**	Total Parking: **2**
Land Sq. Ft.: **220,764**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **266**	Frontage: **Other**	Building: **$368,800**
Sq. Ft. Other: **0**	Tax/Year: **$164/2018**	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: **Three+ / No**
Parking: **Assigned, Covered - 2, Garage, Guest, Street**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden, Sunrise**	

Public Remarks: Best location available in the building, at the back of the complex directly facing unobstructed onshore ocean breezes. Extra large, private lanai backs up to single family home backyards, while other sides face neighboring condo buildings. Upgrades include newer appliances, water heater, flooring, paint, and security screen door. Lanai surfaced with Futura Stone, smooth ceilings with popcorn removed, and custom cabinetry in kitchen and baths with abundant storage. Custom cabinets by RUTT Handcrafted Cabinetry. Two covered side by side parking spaces are close to unit. Amenities include kayak/surfboard/bike racks, deeded storage locker, salt water pool, BBQs, koi pond, and dog walk areas. Walking distance to Kailua Beach/town. Priced well below assessed value of $571,600. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





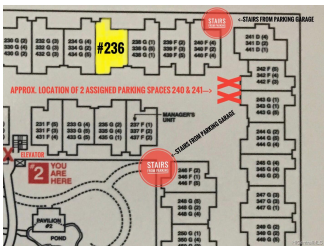






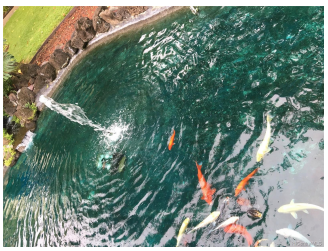
















Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1015 Aoloa Place 236	$499,000	2 & 2/0	959 | $520	220,764 | $2	266	51%	2	28

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 236	$164 | $720 | $0	$202,800	$368,800	$571,600	87%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 236	$499,000	01-17-2020	100%	100%	Conventional 0

1015 Aoloa Place 236 - MLS#: 201930388 - Best location available in the building, at the back of the complex directly facing unobstructed onshore ocean breezes. Extra large, private lanai backs up to single family home backyards, while other sides face neighboring condo buildings. Upgrades include newer appliances, water heater, flooring, paint, and security screen door. Lanai surfaced with Futura Stone, smooth ceilings with popcorn removed, and custom cabinetry in kitchen and baths with abundant storage. Custom cabinets by RUTT Handcrafted Cabinetry. Two covered side by side parking spaces are close to unit. Amenities include kayak/surfboard/bike racks, deeded storage locker, salt water pool, BBQs, koi pond, and dog walk areas. Walking distance to Kailua Beach/town. Priced well below assessed value of $571,600. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden, Sunrise **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