Poinciana Manor 1015 Aoloa Place Unit 342, Kailua 96734 * Poinciana Manor * $490,000 * Originally $505,000

Sold Price: $485,000	Sold Date: 03-13-2020	Sold Ratio: 99%
Beds: **2**	MLS#: **201933505, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **944**	List Date & DOM: **12-04-2019** & **56**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average, Average**	Assessed Value
Lanai Sq. Ft.: **82**	Frontage: **Other**	Building: **$359,900**
Sq. Ft. Other: **0**	Tax/Year: **$164/2019**	Land: **$199,700**
Total Sq. Ft. **1,026**	Neighborhood: **Kailua Town**	Total: **$559,600**
Maint./Assoc. **$709 / $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: **Garden, Mountain**	

Public Remarks: You'll love the location of this 2 bdr., 2bth. condo. It is tucked away in one of the back corners of the complex, giving it a private feel within Poinciana Manor. The spacious living area and the master bedroom both lead to the lanai, which overlooks a grassy area and a mango tree with some mountain views. There is laminate flooring throughout the main living area and bedrooms. The complex offers well maintained grounds, bbq area, rec area and a pool. The 2 covered parking are located in close proximity to the unit. The property also has it's own private storage locker. Beautiful Kailua Beach is just a short distance away. In addition, there are plenty of shops and restaurants right down the street for you to enjoy. **Sale Conditions:** None **Schools:** , , * 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 342	**$490,000**	2 & 2/0	944 | $519	220,762 | $2	82	48%	3	56

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 342	$164 | $709 | $0	$199,700	$359,900	$559,600	88%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 342	$485,000	03-13-2020	99%	96%	Conventional

1015 Aoloa Place 342 - MLS#: 201933505 - Original price was $505,000 - You'll love the location of this 2 bdr., 2bth. condo. It is tucked away in one of the back corners of the complex, giving it a private feel within Poinciana Manor. The spacious living area and the master bedroom both lead to the lanai, which overlooks a grassy area and a mango tree with some mountain views. There is laminate flooring throughout the main living area and bedrooms. The complex offers well maintained grounds, bbq area, rec area and a pool. The 2 covered parking are located in close proximity to the unit. The property also has it's own private storage locker. Beautiful Kailua Beach is just a short distance away. In addition, there are plenty of shops and restaurants right down the street for you to enjoy. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number