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, Assessed Value

 Lanai Sq. Ft.: 82
 Frontage: Other
 Building: \$359,900

 Sq. Ft. Other: 0
 Tax/Year: \$164/2019
 Land: \$199,700

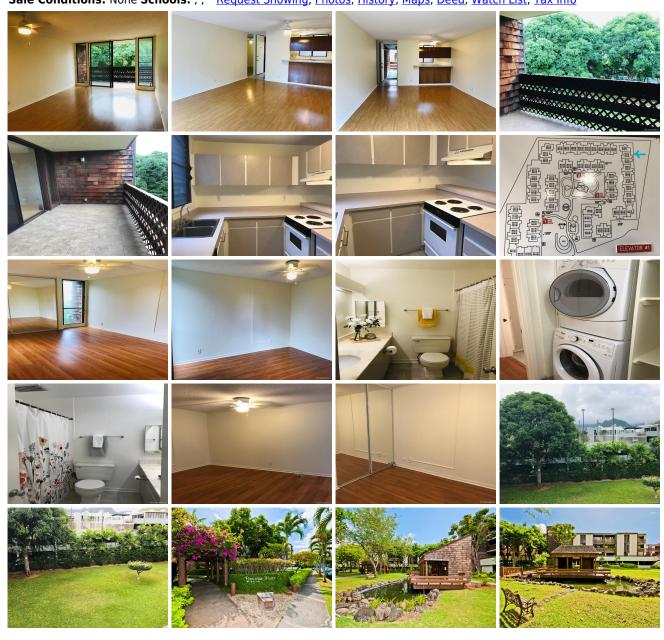
 Total Sq. Ft. 1,026
 Neighborhood: Kailua Town
 Total: \$559,600

 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	dress Sold Price		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