

Poinciaa Manor 1015 Aolaa Place Unit 342, Kailua 96734 * Poinciaa 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 Poinciaa 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 Aolaa 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 Aolaa 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 Aolaa Place 342	\$485,000	03-13-2020	99%	96%	Conventional

[1015 Aolaa 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 Poinciaa 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