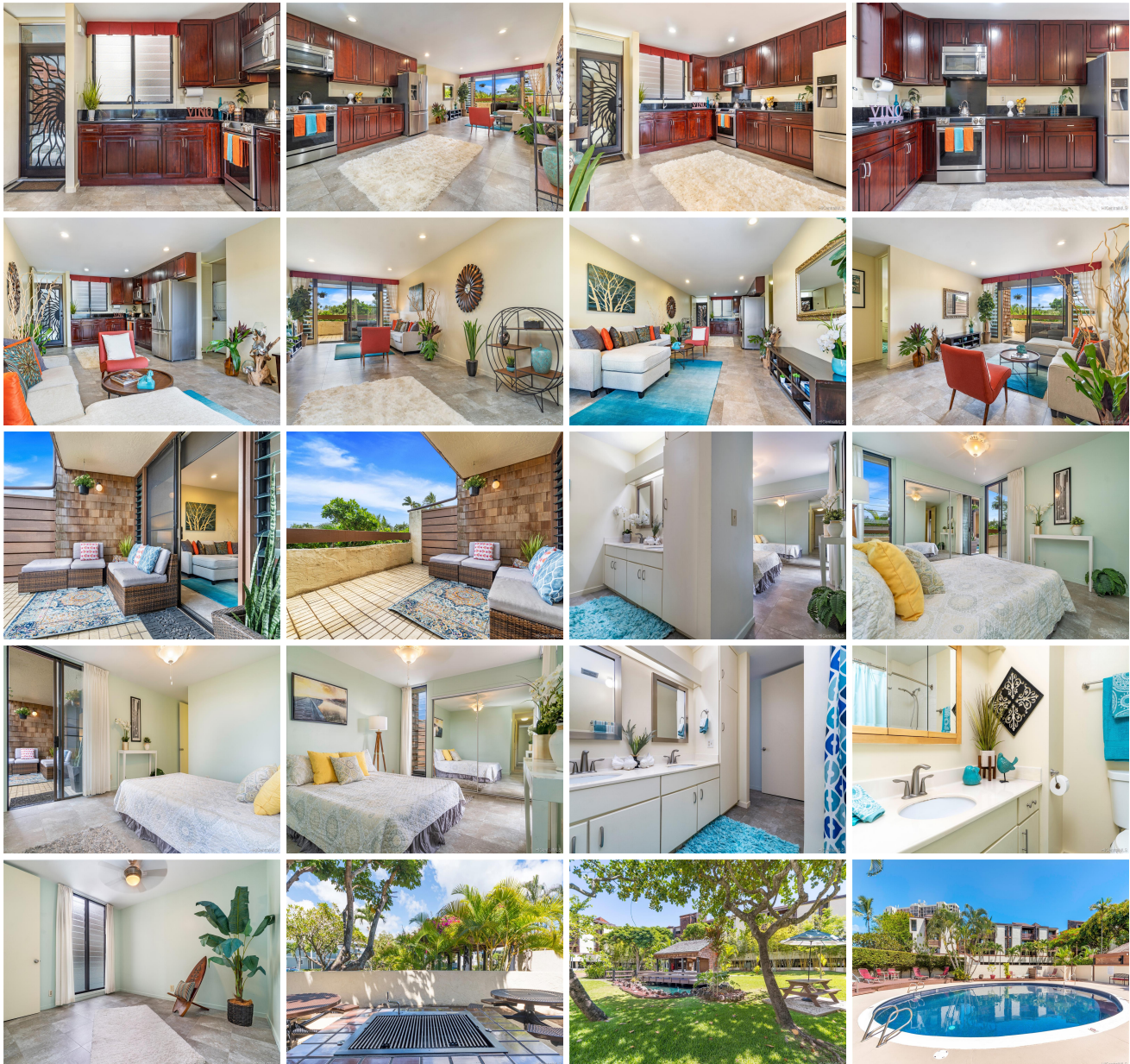


PoINCIANA Manor 1015 Aoloa Place Unit 228, Kailua 96734 * PoINCIANA Manor * \$519,000 *

Originally \$525,000

Sold Price: \$515,000	Sold Date: 03-31-2020	Sold Ratio: 99%
Beds: 2	MLS#: <u>202002998</u> , FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 959	List Date & DOM: 02-12-2020 & 25	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 266	Frontage:	Building: \$368,800
Sq. Ft. Other: 0	Tax/Year: \$132/2019	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:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain, Sunrise	

Public Remarks: PRICE ADJUSTMENT!!! Welcome home to this delightful and meticulously maintained unit in PoINCIANA Manor. This unit is in a prime location facing cool ocean breezes ... private yet close to the stairs or elevator. This home features an open kitchen with granite countertops, 18 inch tile and a large lanai overlooking lush trees...the perfect retreat for relaxation. Other upgrades include large 6 inch louvers, custom shades and drapes. **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 228	\$519,000	2 & 2/0	959 \$541	220,762 \$2	266	51%	2	25

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 228	\$132 \$720 \$0	\$202,800	\$368,800	\$571,600	91%	1975 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 228	\$515,000	03-31-2020	99%	98%	VA

[1015 Aoloa Place 228](#) - MLS#: [202002998](#) - Original price was \$525,000 - PRICE ADJUSTMENT!!! Welcome home to this delightful and meticulously maintained unit in Poinciana Manor. This unit is in a prime location facing cool ocean breezes ... private yet close to the stairs or elevator. This home features an open kitchen with granite countertops, 18 inch tile and a large lanai overlooking lush trees...the perfect retreat for relaxation. Other upgrades include large 6 inch louvers, custom shades and drapes. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain, Sunrise **Frontage:** 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