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#: **202002998, 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