Poinciana Manor 1015 Aoloa Place Unit 307, Kailua 96734 * Poinciana Manor * $544,000 * Originally $560,000

Sold Price: $535,000	Sold Date: 06-23-2020	Sold Ratio: 98%
Beds: **2**	MLS#: **202004168, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **2015**
Living Sq. Ft.: **944**	List Date & DOM: **02-27-2020** & **88**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **82**	Frontage: **Other**	Building: **$359,900**
Sq. Ft. Other: **0**	Tax/Year: **$165/2019**	Land: **$199,700**
Total Sq. Ft. **1,026**	Neighborhood: **Kailua Town**	Total: **$559,600**
Maint./Assoc. **$720 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2, Guest**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: This immaculate 2/2/2 is move in ready and features lovely mountain views. One of the best locations in Poinciana Manor. Features include remodeled kitchen and baths (w extra storage), indoor laundry, laminate flooring, new paint, beadboard with chair rail, covered lanai with upgraded tile floor, and designer touches throughout. Conveniently located a short distance from Kailua town and beach. Great access to everything Kailua has to offer. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * 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 307	**$544,000**	2 & 2/0	944 | $576	220,762 | $2	82	51%	3	88

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 307	$165 | $720 | $0	$199,700	$359,900	$559,600	97%	1975 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 307	$535,000	06-23-2020	98%	96%	VA

1015 Aoloa Place 307 - MLS#: 202004168 - Original price was $560,000 - This immaculate 2/2/2 is move in ready and features lovely mountain views. One of the best locations in Poinciana Manor. Features include remodeled kitchen and baths (w extra storage), indoor laundry, laminate flooring, new paint, beadboard with chair rail, covered lanai with upgraded tile floor, and designer touches throughout. Conveniently located a short distance from Kailua town and beach. Great access to everything Kailua has to offer. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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