

Poinciana Manor 1015 Aoloa Place Unit 451, Kailua 96734 * Poinciana Manor * \$489,000 *

Originally \$510,000

Sold Price: \$485,000	Sold Date: 07-09-2020	Sold Ratio: 99%
Beds: 2	MLS#: 202004500, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 959	List Date & DOM: 03-05-2020 & 71	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage: Other	Building: \$359,500
Sq. Ft. Other: 0	Tax/Year: \$164/2019	Land: \$202,800
Total Sq. Ft. 1,041	Neighborhood: Kailua Town	Total: \$562,300
Maint./Assoc. \$720 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three+, 4-7 / No
Parking: Assigned, Covered - 2, Garage, Guest, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Live the Kailua lifestyle in this renovated 2 bedroom, 2 bathroom unit with 2 parking stalls in the Poiciana Manor. Top floor unit with beautiful high ceilings & a perimeter location with gorgeous mountain views & natural light. Upgrades include bamboo flooring in the living room, ceramic tile throughout the kitchen & bathrooms, nicely renovated kitchen with stainless steel appliances, & both bathrooms renovated as well. The side by side covered parking stalls are located close to the elevator for added convenience. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, shopping, restaurants & so much more. Must see to appreciate! Some photos have been virtually staged & enhanced. **Sale Conditions:** Short Sale **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 451	\$489,000	2 & 2/0	959 \$510	220,762 \$2	82	51%	4	71

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 451	\$164 \$720 \$0	\$202,800	\$359,500	\$562,300	87%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 451	\$485,000	07-09-2020	99%	95%	VA

[1015 Aoloa Place 451](#) - MLS#: [202004500](#) - Original price was \$510,000 - Live the Kailua lifestyle in this renovated 2 bedroom, 2 bathroom unit with 2 parking stalls in the Poiciana Manor. Top floor unit with beautiful high ceilings & a perimeter location with gorgeous mountain views & natural light. Upgrades include bamboo flooring in the living room, ceramic tile throughout the kitchen & bathrooms, nicely renovated kitchen with stainless steel appliances, & both bathrooms renovated as well. The side by side covered parking stalls are located close to the elevator for added convenience. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, shopping, restaurants & so much more. Must see to appreciate! Some photos have been virtually staged & enhanced. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Short Sale **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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