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% MLS#: 202004500, FS Beds: 2 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

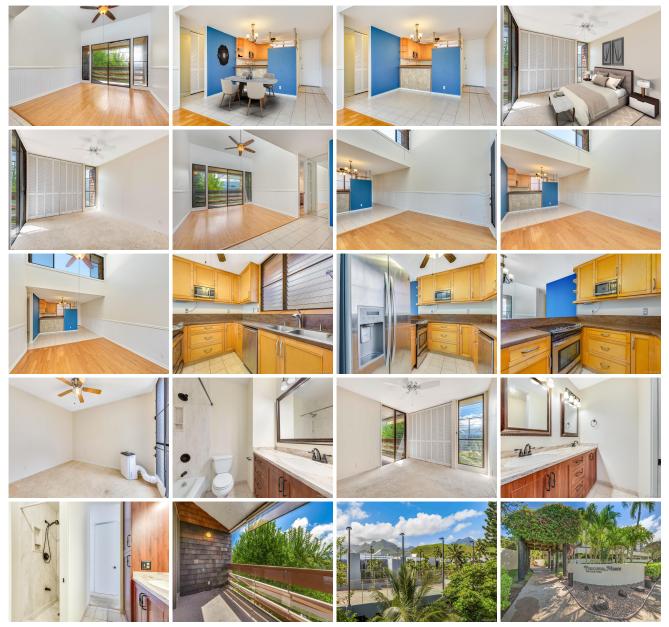
Maint./Assoc. **\$720 / \$0** Flood Zone: Zone X - Tool Stories / CPR: Three+, 4-7 / No

Assigned, Covered - 2, Garage, Frontage: Other

Guest, Street

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 Poinciana 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 Poinciana 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 * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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