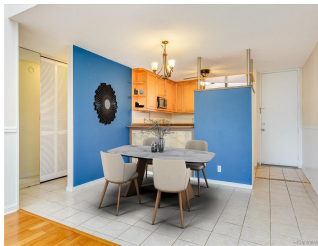


Poincia Manor 1015 Aolaa Place Unit 451, Kailua 96734 * Poincia Manor * \$489,000 *

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 Poincia 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 Aolaa 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 Aolaa 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 Aolaa Place 451 | \$485,000 | 07-09-2020 | 99% | 95% | VA |

[1015 Aolaa 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 Poincia 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