Poinciana Manor 1015 Aoloa Place Unit 235, Kailua 96734 * Poinciana Manor * $575,000

Sold Price: $550,000	Sold Date: 07-15-2020	Sold Ratio: 96%
Beds: **2**	MLS#: **202011622, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **2015**
Living Sq. Ft.: **959**	List Date & DOM: **05-23-2020** & **9**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **266**	Frontage:	Building: **$380,600**
Sq. Ft. Other: **0**	Tax/Year: **$143/2020**	Land: **$163,500**
Total Sq. Ft. **1,225**	Neighborhood: **Kailua Town**	Total: **$544,100**
Maint./Assoc. **$720 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2, Guest**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: This lovely 2 bedroom/2 full bath condo is ideally situated overlooking the courtyard and water feature from the large lanai with Bamboo backdrop, offering privacy and shade. Fully remodeled in 2015 with many upgrades including, vinyl plank flooring throughout, updated kitchen, and bathrooms, with fans, large capacity W&D, and water heater all newly installed in 2017. Additional features include, solid Maple cabinetry, Corian countertops, levity in-wall surge protection, plenty of closet space and custom closet organizers. Enjoy the views of the Ko'Olau Mountains from the Windward side of Oahu just one block from shopping and Kailua Town, and a short distance from Kailua Beach Park. **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 235	$575,000	2 & 2/0	959 | $600	220,762 | $3	266	51%	1	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 235	$143 | $720 | $0	$163,500	$380,600	$544,100	106%	1975 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 235	$550,000	07-15-2020	96%	96%	Conventional

1015 Aoloa Place 235 - MLS#: 202011622 - This lovely 2 bedroom/2 full bath condo is ideally situated overlooking the courtyard and water feature from the large lanai with Bamboo backdrop, offering privacy and shade. Fully remodeled in 2015 with many upgrades including, vinyl plank flooring throughout, updated kitchen, and bathrooms, with fans, large capacity W&D, and water heater all newly installed in 2017. Additional features include, solid Maple cabinetry, Corian countertops, levity in-wall surge protection, plenty of closet space and custom closet organizers. Enjoy the views of the Ko'Olau Mountains from the Windward side of Oahu just one block from shopping and Kailua Town, and a short distance from Kailua Beach Park. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Mountain **Frontage: 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