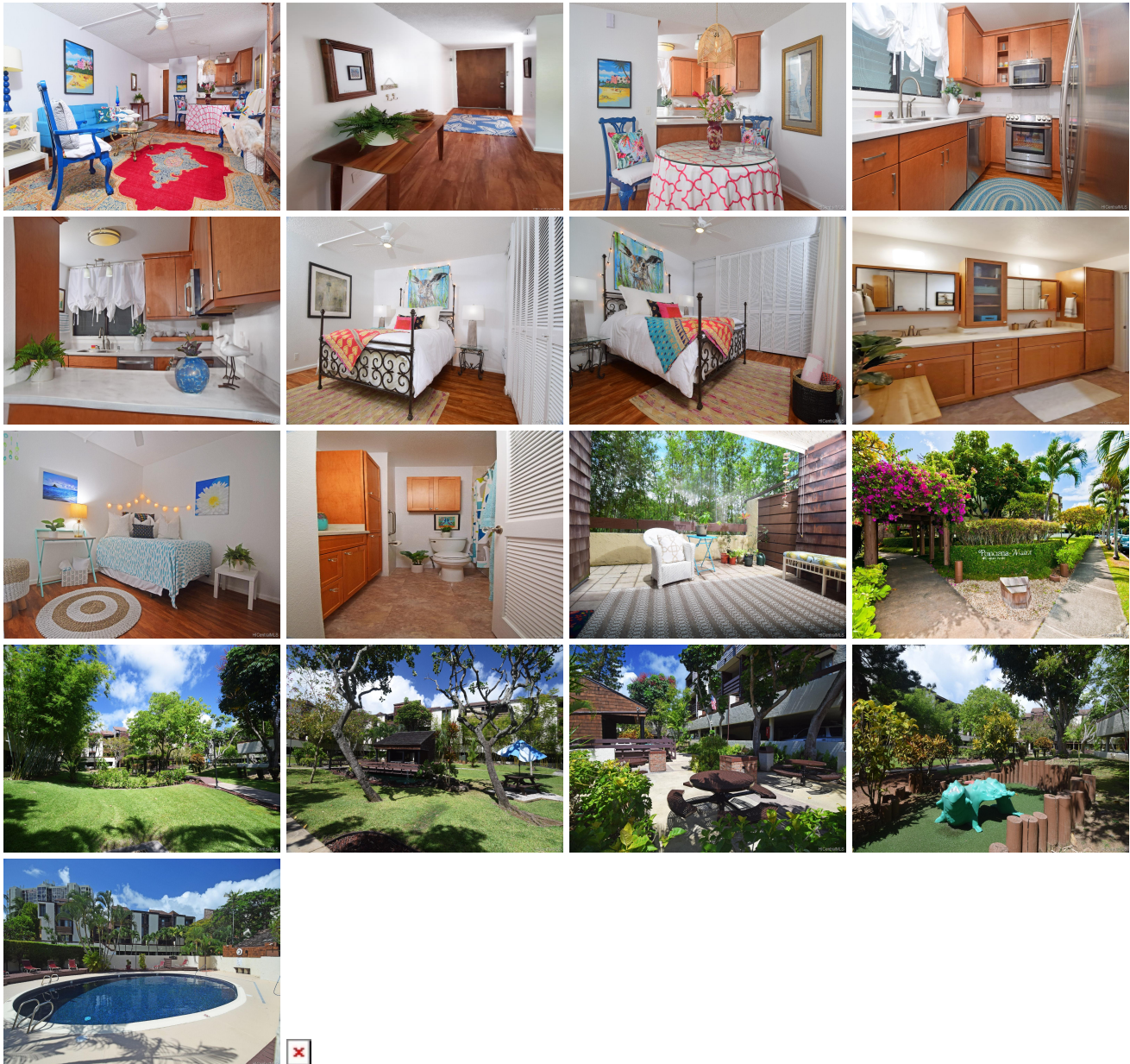


PoINCIANA Manor 1015 AolOA Place Unit 235, Kailua 96734 * PoINCIANA Manor * \$575,000

Sold Price: \$550,000	Sold Date: 07-15-2020	Sold Ratio: 96%
Beds: 2	MLS#: <u>202011622</u>, 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
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1015 Aoloa Place 235	\$575,000	2 & 2/0	959 \$600	220,762 \$3	266	51%	1	9
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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						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number