

PoINCIANA Manor 1015 AolOA Place Unit 406, Kailua 96734 * PoINCIANA Manor * \$565,000

Sold Price: \$575,000 Sold Date: 07-27-2020 Sold Ratio: 102%
 Beds: **2** MLS#: **202012549, FS** Year Built: **1975**
 Bath: **2/0** Status: **Sold** Remodeled: **2017**
 Living Sq. Ft.: **944** List Date & DOM: **06-08-2020 & 7** Total Parking: **2**
 Land Sq. Ft.: **220,762** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **82** Frontage: Building: **\$359,000**
 Sq. Ft. Other: **0** Tax/Year: **\$163/2019** Land: **\$199,700**
 Total Sq. Ft. **1,026** Neighborhood: **Kailua Town** Total: **\$558,700**
 Maint./Assoc. **\$709 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Three / No**
 Parking: **Assigned, Covered - 2, Street** Frontage:
[Zoning](#): **12 - A-2 Medium Density Apartme** View: **Garden, Mountain**

Public Remarks: This PoINCIANA Manor home is beautifully remodeled and ready to move-in! It is the most desired and preferred floor plan of the complex! It's vaulted ceiling with extra windows brings in more natural light and cool trade winds. The 2 bedroom and 2 bath home boasts a gorgeous new kitchen with Shaker cabinets, granite countertops and stainless steel appliances. Both bathrooms are nicely updated with the same cabinets, similar countertops and modern tile. A full size front-loading stackable washer and dryer are in the hallway convenient to both bedrooms. Relax on the private treetop lanai with sliders to the master bedroom and the family room. Conveys with 2 covered parking stalls and extra storage closet. Great location in the heart of Kailua town walkable to the beach, shopping and dining. Pet friendly and VA approved! Easy access to H-3, Pali, Kam, Likelike, and all military bases! **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 406	\$565,000	2 & 2/0	944 \$599	220,762 \$3	82	51%	1	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 AolOA Place 406	\$163 \$709 \$0	\$199,700	\$359,000	\$558,700	101%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 AolOA Place 406	\$575,000	07-27-2020	102%	102%	VA

[1015 AolOA Place 406](#) - MLS#: [202012549](#) - This PoINCIANA Manor home is beautifully remodeled and ready to move-in! It is the most desired and preferred floor plan of the complex! It's vaulted ceiling with extra windows brings in more natural light and cool trade winds. The 2 bedroom and 2 bath home boasts a gorgeous new kitchen with Shaker cabinets, granite countertops and stainless steel appliances. Both bathrooms are nicely updated with the same cabinets, similar countertops and modern tile. A full size front-loading stackable washer and dryer are in the hallway convenient to both bedrooms. Relax on the private treetop lanai with sliders to the master bedroom and the family room. Conveys with 2 covered parking stalls and extra storage closet. Great location in the heart of Kailua town walkable to the beach, shopping and dining. Pet friendly and VA approved! Easy access to H-3, Pali, Kam, Likelike, and all military bases! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Street **Total Parking:** 2 **View:** Garden, 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