

## **PoINCIANA Manor 1015 Aolaa Place Unit 450, Kailua 96734 \* PoINCIANA Manor \* \$570,000**

Sold Price: \$570,000	Sold Date: 10-02-2020	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b>202018945, FS</b>	Year Built: <b>1975</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>959</b>	List Date & DOM: <b>08-10-2020 &amp; 10</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>220,762</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>82</b>	Frontage:	Building: <b>\$369,600</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$126/2020</b>	Land: <b>\$163,500</b>
Total Sq. Ft. <b>1,041</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$533,100</b>
Maint./Assoc. <b>\$720 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 2, Guest, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Garden</b>	

**Public Remarks:** PoINCIANA Manor is located in beautiful Kailua on the windward side of Oahu. Enter the condo & you will be drawn through the living space to the covered lanai. It's a great place for outdoor living, which nicely extends the interior & overlooks the tropical gardens. The vaulted ceiling in the living area make this top floor unit open, airy & bright. There are 2br/2ba & 2 parking stalls that are near the elevator. There is designated storage outside the unit & space to store bikes & more in the covered garage. Features include new ceiling fans in each room & front loading washer/dryer. The bathrooms & kitchen have been updated making this a fresh, ready to move in home. Bathrooms boast one step-in shower & one tub/shower combination and the master bathroom has dual sinks. Shopping, beaches & entertainment are all very nearby. Live the Kailua lifestyle. **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
<a href="#">1015 Aolaa Place 450</a>	<a href="#">\$570,000</a>	2 & 2/0	959   \$594	220,762   \$3	82	51%	4	10

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1015 Aolaa Place 450</a>	\$126   \$720   \$0	\$163,500	\$369,600	\$533,100	107%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aolaa Place 450</a>	\$570,000	10-02-2020	100%	100%	VA 1600

[1015 Aolaa Place 450](#) - MLS#: [202018945](#) - PoINCIANA Manor is located in beautiful Kailua on the windward side of Oahu. Enter the condo & you will be drawn through the living space to the covered lanai. It's a great place for outdoor living, which nicely extends the interior & overlooks the tropical gardens. The vaulted ceiling in the living area make this top floor unit open, airy & bright. There are 2br/2ba & 2 parking stalls that are near the elevator. There is designated storage outside the unit & space to store bikes & more in the covered garage. Features include new ceiling fans in each room & front loading washer/dryer. The bathrooms & kitchen have been updated making this a fresh, ready to move in home. Bathrooms boast one step-in shower & one tub/shower combination and the master bathroom has dual sinks. Shopping, beaches & entertainment are all very nearby. Live the Kailua lifestyle. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden **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