Poinciana Manor 1015 Aoloa Place Unit 450, Kailua 96734 * Poinciana Manor * \$570,000

Sold Price: \$570,000 Sold Date: 10-02-2020 Sold Ratio: 100% Beds: 2 MLS#: 202018945, FS Year Built: 1975 Bath: 2/0 Status: Sold Remodeled: Living Sq. Ft.: 959 List Date & DOM: 08-10-2020 & 10 Total Parking: 2 Land Sq. Ft.: 220,762 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 82 Frontage: Building: \$369,600 Sq. Ft. Other: 0 Tax/Year: **\$126/2020** Land: \$163,500 Total Sq. Ft. **1,041** Neighborhood: Kailua Town Total: \$533,100

Flood Zone: Zone X - Tool

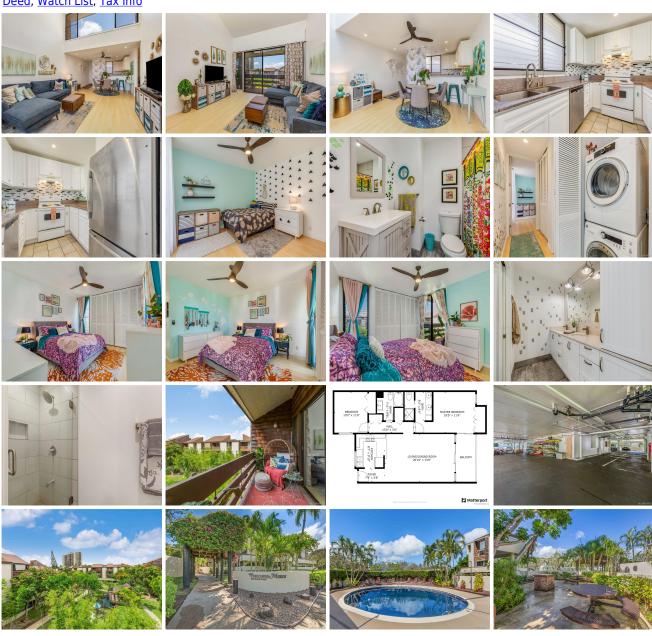
Stories / CPR: One / No

Parking: **Assigned, Covered - 2, Guest, Street** Frontage:

Maint./Assoc. \$720 / \$0

Zoning: 12 - A-2 Medium Density Apartme View: Garden

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
1015 Aoloa Place 450	\$570,000	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
1015 Aoloa Place 450	\$126 \$720 \$0	\$163,500	\$369,600	\$533,100	107%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 450	\$570,000	10-02-2020	100%	100%	VA 1600

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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number