

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

Sold Price: \$570,000	Sold Date: 10-02-2020	Sold Ratio: 100%
Beds: 2	MLS#: <u>202018945, FS</u>	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
Maint./Assoc. \$720 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Guest, Street	Frontage:	
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

[1015 Aoloa 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