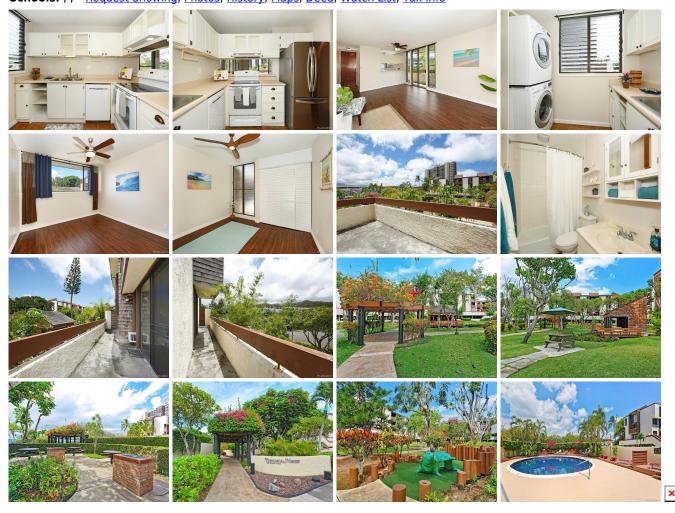
Poinciana Manor 1015 Aoloa Place Unit 259, Kailua 96734 * Poinciana Manor * \$512,000

Sold Price: \$512,000 Sold Date: 10-01-2020 Sold Ratio: 100% Beds: 2 MLS#: 202020143, FS Year Built: 1975 Bath: 1/0 Status: Sold Remodeled: Living Sq. Ft.: 825 List Date & DOM: 08-08-2020 & 8 Total Parking: 2 Land Sq. Ft.: 220,762 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$351,300 Sq. Ft. Other: 0 Tax/Year: **\$150/2020** Land: **\$140,600** Total Sq. Ft. 825 Neighborhood: Kailua Town Total: **\$491,900** Maint./Assoc. \$620 / \$0 Stories / CPR: One / No Flood Zone: Zone X - Tool

Parking: Assigned, Covered - 2 Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: None

Public Remarks: Welcome Home to this rarely available 2 bed 1 bath end unit with wrap around lanai in popular "Poinciana Manor". This unit features an easy living flowing floor plan. It is very close to the parking, 2 car side by side stalls. Unit is accessible via the elevator or one short flight of stairs from the parking. This is an ideal location to be right in the mix of Kailua when you walk out the door. Amenities include pool, BBQ, and beautiful grounds. You don't want to miss this opportunity to move right into this well maintained home. An incredible yet budget friendly option. **Sale Conditions:** None **Schools:** , , * 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 259	\$512,000	2 & 1/0	825 \$621	220,762 \$2	0	53%	2	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled	
1015 Aoloa Place 259	\$150 \$620 \$0	\$140,600	\$351,300	\$491,900	104%	1975 & NA	

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
Addi C55	50.a	Join Butt	Join Mario	original matio	3014 TCT1113

1015 Aoloa Place 259 \$512,000 10-01-2020 100% 100% Conventional

1015 Aoloa Place 259 - MLS#: 202020143 - Welcome Home to this rarely available 2 bed 1 bath end unit with wrap around lanai in popular "Poinciana Manor". This unit features an easy living flowing floor plan. It is very close to the parking, 2 car side by side stalls. Unit is accessible via the elevator or one short flight of stairs from the parking. This is an ideal location to be right in the mix of Kailua when you walk out the door. Amenities include pool, BBQ, and beautiful grounds. You don't want to miss this opportunity to move right into this well maintained home. An incredible yet budget friendly option. Region: Kailua Neighborhood: Kailua Town Condition: Above Average Parking: Assigned, Covered - 2 Total Parking: 2 View: None Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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