

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

Sold Price: \$512,000	Sold Date: 10-01-2020	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b>202020143, FS</b>	Year Built: <b>1975</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>825</b>	List Date & DOM: <b>08-08-2020 &amp; 8</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>220,762</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$351,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$150/2020</b>	Land: <b>\$140,600</b>
Total Sq. Ft. <b>825</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$491,900</b>
Maint./Assoc. <b>\$620 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 2</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**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
<a href="#">1015 Aoloo Place 259</a>	<a href="#">\$512,000</a>	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
<a href="#">1015 Aoloo Place 259</a>	\$150   \$620   \$0	\$140,600	\$351,300	\$491,900	104%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoloo Place 259</a>	\$512,000	10-01-2020	100%	100%	Conventional

[1015 Aoloo 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