

Poinciana Manor 1015 Aoloa Place Unit 448, Kailua 96734 * Poinciana Manor * \$570,000

Sold Price: \$570,000	Sold Date: 10-09-2020	Sold Ratio: 100%
Beds: 2	MLS#: 202020476, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2017
Living Sq. Ft.: 959	List Date & DOM: 08-19-2020 & 9	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 82	Frontage: Other	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: 4-7 / No
Parking: Assigned, Covered - 2, Garage, Guest, Street		Frontage: Other
Zoning : 12 - A-2 Medium Density Apartme		View: Garden

Public Remarks: Live the Kailua lifestyle in pet-friendly Poinciana Manor. Over \$50k in renovations! Freshly painted 2 bedroom, 2 bathroom unit that includes 2 parking stalls. Spacious penthouse means no upstairs neighbor, and beautiful high ceilings. Lots of natural light. Upgrades include Luxury Vinyl Planking (LVP) over new lightweight concrete sub-flooring and painted baseboards. Beautiful solid wood kitchen cabinets pre-wired for under cabinet lighting, stainless steel appliances and Quartz counter tops featuring an eat-in bar. Both bathrooms renovated with new vanities, faucets, mirrors and lighting. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, shopping, restaurants & so much more. Put this on your must see list! **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 448	\$570,000	2 & 2/0	959 \$594	0 \$inf	82	51%	4	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 448	\$126 \$720 \$0	\$163,500	\$369,600	\$533,100	107%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 448	\$570,000	10-09-2020	100%	100%	Conventional

[1015 Aoloa Place 448](#) - MLS#: [202020476](#) - Live the Kailua lifestyle in pet-friendly Poinciana Manor. Over \$50k in renovations! Freshly painted 2 bedroom, 2 bathroom unit that includes 2 parking stalls. Spacious penthouse means no upstairs neighbor, and beautiful high ceilings. Lots of natural light. Upgrades include Luxury Vinyl Planking (LVP) over new lightweight concrete sub-flooring and painted baseboards. Beautiful solid wood kitchen cabinets pre-wired for under cabinet lighting, stainless steel appliances and Quartz counter tops featuring an eat-in bar. Both bathrooms renovated with new vanities, faucets, mirrors and lighting. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, shopping, restaurants & so much more. Put this on your must see list! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage:** Other **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