

Poinciana Manor 1015 Aoloo Place Unit 431, Kailua 96734 * Poinciana Manor * \$469,000

Sold Price: \$500,000	Sold Date: 11-20-2020	Sold Ratio: 107%
Beds: 2	MLS#: 202024452, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 09-22-2020 & 14	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$368,500
Sq. Ft. Other: 0	Tax/Year: \$154/2020	Land: \$161,000
Total Sq. Ft. 1,026	Neighborhood: Kailua Town	Total: \$529,500
Maint./Assoc. \$709 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Highly desirable corner-end 2 bedroom, 2 bath unit at Poinciana Manor. 2 assigned parking stalls. Preferred floor plan with vaulted ceiling in the living room. Top floor unit and close to the elevator. Washer/dryer in unit and pet friendly building. Conveniently located in the heart of Kailua Town close to beach, restaurants, and shopping. VA approved! One or more photos have been virtually de-cluttered. **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 Aoloo Place 431	\$469,000	2 & 2/0	944 \$497	220,762 \$2	82	52%	4	14

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 431	\$154 \$709 \$0	\$161,000	\$368,500	\$529,500	89%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 431	\$500,000	11-20-2020	107%	107%	Conventional 750

[1015 Aoloo Place 431](#) - MLS#: [202024452](#) - Highly desirable corner-end 2 bedroom, 2 bath unit at Poinciana Manor. 2 assigned parking stalls. Preferred floor plan with vaulted ceiling in the living room. Top floor unit and close to the elevator. Washer/dryer in unit and pet friendly building. Conveniently located in the heart of Kailua Town close to beach, restaurants, and shopping. VA approved! One or more photos have been virtually de-cluttered. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **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