Poinciana Manor 1015 Aoloa 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 Aoloa 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 Aoloa 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 Aoloa Place 431	$500,000	11-20-2020	107%	107%	Conventional 750

1015 Aoloa 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