Poinciana Manor 1015 Aoloa Place Unit 336, Kailua 96734 * Poinciana Manor * $535,000

Sold Price: $510,000	Sold Date: 12-24-2020	Sold Ratio: 95%
Beds: **2**	MLS#: **202026965, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **944**	List Date & DOM: **10-13-2020** & **28**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Average, Fair**	Assessed Value
Lanai Sq. Ft.: **82**	Frontage:	Building: **$370,600**
Sq. Ft. Other: **0**	Tax/Year: **$126/2020**	Land: **$163,500**
Total Sq. Ft. **1,026**	Neighborhood: **Kailua Town**	Total: **$534,100**
Maint./Assoc. **$735 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2, Guest, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden, Mountain**	

Public Remarks: Highly desirable, pet friendly, Poinciana Manor offers peace and serenity throughout its vast grounds. Enjoy the well-maintained courtyard, filled with lush foliage that surrounds a tranquil Gazebo and Koi Pond. Pool on property along with BBQ and recreational area. Conveniently minutes away from Kailua Shopping Center, Kailua Beach Park, Safeway, Target, Restaurants, H3 access, the location is unbeatable! Ideal in capturing the cool Windward breeze throughout the unit, not to mention the breathtaking views from the comfort of the lanai. Take delight in calling Poinciana Manor your at-home getaway! **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 336	$535,000	2 & 2/0	944 | $567	220,762 | $2	82	52%	3	28

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 336	$126 | $735 | $0	$163,500	$370,600	$534,100	100%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 336	$510,000	12-24-2020	95%	95%	Conventional 5000

1015 Aoloa Place 336 - MLS#: 202026965 - Highly desirable, pet friendly, Poinciana Manor offers peace and serenity throughout its vast grounds. Enjoy the well-maintained courtyard, filled with lush foliage that surrounds a tranquil Gazebo and Koi Pond. Pool on property along with BBQ and recreational area. Conveniently minutes away from Kailua Shopping Center, Kailua Beach Park, Safeway, Target, Restaurants, H3 access, the location is unbeatable! Ideal in capturing the cool Windward breeze throughout the unit, not to mention the breathtaking views from the comfort of the lanai. Take delight in calling Poinciana Manor your at-home getaway! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average, Fair **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain **Frontage: 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