

**Poinciana Manor 1015 Aoaloa Place Unit 255, Kailua 96734 \* Poinciana Manor \* \$575,000**

Sold Price: \$575,000      Sold Date: 12-16-2020      Sold Ratio: 100%  
 Beds: **2**      MLS#: **202027389, FS**      Year Built: **1975**  
 Bath: **2/0**      Status: **Sold**      Remodeled: **2019**  
 Living Sq. Ft.: **944**      List Date & DOM: **10-19-2020 & 9**      Total Parking: **2**  
 Land Sq. Ft.: **220,762**      Condition: **Above Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **266**      Frontage: **Other**      Building: **\$379,500**  
 Sq. Ft. Other: **0**      Tax/Year: **\$158/2020**      Land: **\$161,000**  
 Total Sq. Ft. **1,210**      Neighborhood: **Kailua Town**      Total: **\$540,500**  
 Maint./Assoc. **\$709 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: / **No**  
 Parking: **Assigned, Covered - 2**      Frontage: **Other**  
[Zoning](#): **12 - A-2 Medium Density Apartme**      View: **None**

**Public Remarks:** Welcome home to Poinciana Manor. This highly desired and renovated 2 bedroom and 2 bathroom unit welcomes you to experience the master-planned and wonderful community of Kailua. Renovations designed with quality, style, and functionality as top priority! Gorgeous new kitchen with updated cabinetry, new countertops and stainless steel appliances flows unobstructedly into the open living area and spacious lanai, perfect for entertaining guests. Amenities include beautifully maintained pool, clubhouse and BBQ areas. Located near Target, Whole Foods, UFC Gym and multiple small businesses; AND a short distance from world renown beaches of Kailua and Lanikai, this home is a must see! Contact us today to schedule your private showing. **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
<a href="#">1015 Aoaloa Place 255</a>	<a href="#">\$575,000</a>	2 & 2/0	944   \$609	220,762   \$3	266	51%	2	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1015 Aoaloa Place 255</a>	\$158   \$709   \$0	\$161,000	\$379,500	\$540,500	106%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoaloa Place 255</a>	\$575,000	12-16-2020	100%	100%	Conventional 1000

[1015 Aoaloa Place 255](#) - MLS#: [202027389](#) - Welcome home to Poinciana Manor. This highly desired and renovated 2 bedroom and 2 bathroom unit welcomes you to experience the master-planned and wonderful community of Kailua. Renovations designed with quality, style, and functionality as top priority! Gorgeous new kitchen with updated cabinetry, new countertops and stainless steel appliances flows unobstructedly into the open living area and spacious lanai, perfect for entertaining guests. Amenities include beautifully maintained pool, clubhouse and BBQ areas. Located near Target, Whole Foods, UFC Gym and multiple small businesses; AND a short distance from world renown beaches of Kailua and Lanikai, this home is a must see! Contact us today to schedule your private showing. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** None **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