

Poinciana Manor 1015 Aoloa 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
1015 Aoloa Place 255	\$575,000	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
1015 Aoloa Place 255	\$158 \$709 \$0	\$161,000	\$379,500	\$540,500	106%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 255	\$575,000	12-16-2020	100%	100%	Conventional 1000

[1015 Aoloa 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