

Poincia Manor 1015 Aoloo Place Unit 434, Kailua 96734 * Poincia Manor * \$569,000

Sold Price: \$574,000	Sold Date: 01-08-2021	Sold Ratio: 101%
Beds: 2	MLS#: 202027450, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2017
Living Sq. Ft.: 959	List Date & DOM: 11-16-2020 & 7	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$369,600
Sq. Ft. Other: 0	Tax/Year: \$126/2020	Land: \$163,500
Total Sq. Ft. 1,041	Neighborhood: Kailua Town	Total: \$533,100
Maint./Assoc. \$720 / \$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: Live the Kailua lifestyle in Poincia Manor! This beautifully updated 2 bed 2 bath Penthouse Condo with Large Lanai and Vaulted Ceilings lending to lots of natural light and air. You'll love the Mountain Views and Cool Windward Breezes! Lush grounds featuring Tropical Plantings, Central Courtyard, Walking Paths, Koi Pond, salt-water Pool, Barbecue Area w/Pavilion and Tot Play Area. On-site security. Located near Kailua's famous Beaches and just minutes from Kailua Shopping Center, Safeway, Target, Whole Foods, Specialty Shops, Restaurants, the Pali and H-3 access. Upgrades include: Kitchen, Lanai Tile, Paint and more! In unit stacked Washer/Dryer. 2 Side by Side Parking in Covered Garage. Pet Friendly! All furniture is negotiable. Click on the Film Reel for an interactive virtual tour. **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 Aoloo Place 434	\$569,000	2 & 2/0	959 \$593	220,762 \$3	82	52%	4	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 434	\$126 \$720 \$0	\$163,500	\$369,600	\$533,100	107%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 434	\$574,000	01-08-2021	101%	101%	Conventional

[1015 Aoloo Place 434](#) - MLS#: [202027450](#) - Live the Kailua lifestyle in Poincia Manor! This beautifully updated 2 bed 2 bath Penthouse Condo with Large Lanai and Vaulted Ceilings lending to lots of natural light and air. You'll love the Mountain Views and Cool Windward Breezes! Lush grounds featuring Tropical Plantings, Central Courtyard, Walking Paths, Koi Pond, salt-water Pool, Barbecue Area w/Pavilion and Tot Play Area. On-site security. Located near Kailua's famous Beaches and just minutes from Kailua Shopping Center, Safeway, Target, Whole Foods, Specialty Shops, Restaurants, the Pali and H-3 access. Upgrades include: Kitchen, Lanai Tile, Paint and more! In unit stacked Washer/Dryer. 2 Side by Side Parking in Covered Garage. Pet Friendly! All furniture is negotiable. Click on the Film Reel for an interactive virtual tour. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **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