

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

Sold Price: \$574,000	Sold Date: 01-08-2021	Sold Ratio: 101%
Beds: <b>2</b>	MLS#: <b>202027450, FS</b>	Year Built: <b>1975</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2017</b>
Living Sq. Ft.: <b>959</b>	List Date & DOM: <b>11-16-2020 &amp; 7</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>220,762</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>82</b>	Frontage:	Building: <b>\$369,600</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$126/2020</b>	Land: <b>\$163,500</b>
Total Sq. Ft. <b>1,041</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$533,100</b>
Maint./Assoc. <b>\$720 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 2, Guest, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Garden, Mountain</b>	

**Public Remarks:** Live the Kailua lifestyle in Poinciana 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
<a href="#">1015 Aoloo Place 434</a>	<a href="#">\$569,000</a>	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
<a href="#">1015 Aoloo Place 434</a>	\$126   \$720   \$0	\$163,500	\$369,600	\$533,100	107%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoloo Place 434</a>	\$574,000	01-08-2021	101%	101%	Conventional

[1015 Aoloo Place 434](#) - MLS#: [202027450](#) - Live the Kailua lifestyle in Poinciana 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