

Poinciana Manor 1015 Aoloo Place Unit 250, Kailua 96734 * Poinciana Manor * \$580,000

Sold Price: \$575,000	Sold Date: 12-31-2020	Sold Ratio: 99%
Beds: 2	MLS#: 202028624, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 959	List Date & DOM: 11-09-2020 & 7	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 266	Frontage:	Building: \$380,600
Sq. Ft. Other: 0	Tax/Year: \$118/2020	Land: \$163,500
Total Sq. Ft. 1,225	Neighborhood: Kailua Town	Total: \$544,100
Maint./Assoc. \$720 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 2, Garage, Guest, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Welcome Home to this wonderful 2nd floor unit with large 266 sqft lanai. Private and secluded by a healthy stand of Bamboo, your view includes the serene koi pond and interior court yard. Building is quiet and away from the street. Newer appliances, fresh paint and vinyl flooring make this a turn key, move in ready unit. Built-in desk in the second bedroom make stay-at-home work a breeze. Refreshing pool and two dining Gazebos, BBQ grills and play areas for children add to the amenities. All of Kailua town charms are nearby. Side-by-side parking spots in covered garage. Excellent Resident manager and a well-run complex. Your search is over!!! Welcome Home!!! **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 250	\$580,000	2 & 2/0	959 \$605	0 \$inf	266	52%	2	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 250	\$118 \$720 \$0	\$163,500	\$380,600	\$544,100	107%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 250	\$575,000	12-31-2020	99%	99%	Conventional

[1015 Aoloo Place 250](#) - MLS#: [202028624](#) - Welcome Home to this wonderful 2nd floor unit with large 266 sqft lanai. Private and secluded by a healthy stand of Bamboo, your view includes the serene koi pond and interior court yard. Building is quiet and away from the street. Newer appliances, fresh paint and vinyl flooring make this a turn key, move in ready unit. Built-in desk in the second bedroom make stay-at-home work a breeze. Refreshing pool and two dining Gazebos, BBQ grills and play areas for children add to the amenities. All of Kailua town charms are nearby. Side-by-side parking spots in covered garage. Excellent Resident manager and a well-run complex. Your search is over!!! Welcome Home!!! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden **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