Poinciana Manor 1015 Aoloa Place Unit 362, Kailua 96734 * Poinciana Manor * $649,000

Sold Price:	$705,000	Sold Date:	04-07-2021	Sold Ratio:	109%
Beds:	**3**	MLS#:	**202104130, FS**	Year Built:	**1975**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2020**
Living Sq. Ft.:	**1,166**	List Date & DOM:	**02-17-2021** & **13**	Total Parking:	**2**
Land Sq. Ft.:	**220,762**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**134**	Frontage:		Building:	**$400,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$146/2020**	Land:	**$198,800**
Total Sq. Ft.	**1,300**	Neighborhood:	**Kailua Town**	Total:	**$599,300**
Maint./Assoc.	**$876 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 2, Garage, Guest, Street**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Garden**		

Public Remarks: Enjoy the peaceful treetop views in this rarely available, 3BR/2BA single level, pet-friendly, corner townhome, with no neighbor above you, and 2 lanais to relax on! Recently renovated in 2020, upgrades include new porcelain tile & vinyl flooring throughout, fresh interior paint, new window AC units, new ceiling fans, custom lanai screen doors, and a master bathroom with gorgeous acacia wood shelving, beautiful tilework, and a custom pebble path floor. Amenities include a pool, BBQ rec area, lush grounds, playground, storage, resident manager, 2 assigned covered parking, and guest parking too. Located in the heart of Kailua Town, you'll be just blocks from Whole Foods, Target, farmers markets, boutiques, eateries and more. Close to the world famous Kailua & Lanikai Beaches! **Sale Conditions:** Subject To Replacement Property **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 362	$649,000	3 & 2/0	1,166 | $557	220,762 | $3	134	51%	3	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 362	$146 | $876 | $0	$198,800	$400,500	$599,300	108%	1975 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 362	$705,000	04-07-2021	109%	109%	Conventional

1015 Aoloa Place 362 - MLS#: 202104130 - Enjoy the peaceful treetop views in this rarely available, 3BR/2BA single level, pet-friendly, corner townhome, with no neighbor above you, and 2 lanais to relax on! Recently renovated in 2020, upgrades include new porcelain tile & vinyl flooring throughout, fresh interior paint, new window AC units, new ceiling fans, custom lanai screen doors, and a master bathroom with gorgeous acacia wood shelving, beautiful tilework, and a custom pebble path floor. Amenities include a pool, BBQ rec area, lush grounds, playground, storage, resident manager, 2 assigned covered parking, and guest parking too. Located in the heart of Kailua Town, you'll be just blocks from Whole Foods, Target, farmers markets, boutiques, eateries and more. Close to the world famous Kailua & Lanikai Beaches! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Subject To Replacement Property **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number