

Poinciana Manor 1015 Aoloo 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 Aoloo 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 Aoloo 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 Aoloo Place 362	\$705,000	04-07-2021	109%	109%	Conventional

[1015 Aoloo 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