

Poinciana Manor 1015 Aoloo Place Unit 355, Kailua 96734 * Poinciana Manor * \$574,000

Sold Price: \$585,000	Sold Date: 06-08-2021	Sold Ratio: 102%
Beds: 2	MLS#: 202109132, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2010
Living Sq. Ft.: 944	List Date & DOM: 04-15-2021 & 7	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$323,500
Sq. Ft. Other: 0	Tax/Year: \$144/2021	Land: \$169,900
Total Sq. Ft. 1,026	Neighborhood: Kailua Town	Total: \$493,400
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: Mountain	

Public Remarks: Great property for first time homebuyer! Upgraded 2 Bedroom, 2 bath single level townhome in desired Kailua. The kitchen features Oak cabinets, Corian countertops with a tiled back splash, and a new dishwasher. Laminate floors throughout, with a lanai suited for outdoor dining. Also comes with 2 covered parking side by side near the elevator. Perhaps rent out your other room to help pay your mortgage? Lots of guest and street parking nearby, pet friendly, walking distance to Safeway, Target, Whole Foods, Kailua Beach and more! Window AC in master bedroom is tenants, it will be removed prior to closing, tenants vacate on May 31. **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 355	\$574,000	2 & 2/0	944 \$608	220,762 \$3	82	52%	3	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 355	\$144 \$720 \$0	\$169,900	\$323,500	\$493,400	116%	1975 & 2010

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 355	\$585,000	06-08-2021	102%	102%	Conventional

[1015 Aoloo Place 355](#) - MLS#: [202109132](#) - Great property for first time homebuyer! Upgraded 2 Bedroom, 2 bath single level townhome in desired Kailua. The kitchen features Oak cabinets, Corian countertops with a tiled back splash, and a new dishwasher. Laminate floors throughout, with a lanai suited for outdoor dining. Also comes with 2 covered parking side by side near the elevator. Perhaps rent out your other room to help pay your mortgage? Lots of guest and street parking nearby, pet friendly, walking distance to Safeway, Target, Whole Foods, Kailua Beach and more! Window AC in master bedroom is tenants, it will be removed prior to closing, tenants vacate on May 31. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** 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