

Poinciana Manor 1015 Aoloa Place Unit 346, Kailua 96734 * Poinciana Manor * \$625,000 *

Originally \$575,000

Sold Price: \$628,000	Sold Date: 06-10-2021	Sold Ratio: 100%
Beds: 2	MLS#: 202109608, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 04-28-2021 & 3	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 114	Frontage:	Building: \$362,300
Sq. Ft. Other: 0	Tax/Year: \$136/2020	Land: \$169,900
Total Sq. Ft. 1,058	Neighborhood: Kailua Town	Total: \$532,200
Maint./Assoc. \$720 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three / No
Parking: Covered - 2	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Welcome home to Kailua! This 2 bed/2 bath unit in Poiciana Manor is a corner unit with 2 lanais and lots of natural light and island breezes! The updated kitchen features stainless steel appliances, and an open concept living and dining area. Down the hall you'll find 2 spacious bedrooms, new front loading stackable laundry and 2 full bathrooms! 2 covered parking stalls. Walking distance to the beach, parks and Kailua town - Whole Foods, Target, local restaurants, quaint coffee shops, & boutique clothing stores. Easy access to freeways and just 20 min from town! K-Bay is also close by. **Sale**
Conditions: None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [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 346	\$625,000	2 & 2/0	944 \$662	220,762 \$3	114	52%	3	3

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 346	\$136 \$720 \$0	\$169,900	\$362,300	\$532,200	117%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 346	\$628,000	06-10-2021	100%	109%	Conventional

[1015 Aoloa Place 346](#) - MLS#: **202109608** - Original price was \$575,000 - Welcome home to Kailua! This 2 bed/2 bath unit in Poiciana Manor is a corner unit with 2 lanais and lots of natural light and island breezes! The updated kitchen features stainless steel appliances, and an open concept living and dining area. Down the hall you'll find 2 spacious bedrooms, new front loading stackable laundry and 2 full bathrooms! 2 covered parking stalls. Walking distance to the beach, parks and Kailua town - Whole Foods, Target, local restaurants, quaint coffee shops, & boutique clothing stores. Easy access to freeways and just 20 min from town! K-Bay is also close by. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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