

Poinciana Manor 1015 Aoloo Place Unit 316, Kailua 96734 * Poinciana Manor * \$600,000

Sold Price: \$700,000 Sold Date: 08-31-2021 Sold Ratio: 117%
 Beds: **2** MLS#: **202115573, FS** Year Built: **1975**
 Bath: **2/0** Status: **Sold** Remodeled: **2021**
 Living Sq. Ft.: **944** List Date & DOM: **06-16-2021 & 10** Total Parking: **2**
 Land Sq. Ft.: **220,762** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: Building: **\$323,500**
 Sq. Ft. Other: **0** Tax/Year: **\$146/2021** Land: **\$169,900**
 Total Sq. Ft. **944** Neighborhood: **Kailua Town** Total: **\$493,400**
 Maint./Assoc. **\$709 / \$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: Live the Kailua lifestyle in this beautifully renovated 2BR/2BA single level, pet-friendly, townhome, with 1 lanai to relax on! Upgrades include new kitchen cabinets, countertops, porcelain tile, and vinyl flooring throughout, fresh interior paint, custom lanai sliding doors, and new vanities & countertops in both bathrooms. 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, the farmers market, boutiques, eateries and more. Close to the world famous Kailua and Lanikai Beaches! **Sale Conditions:** None **Schools:** , , * [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 316	\$600,000	2 & 2/0	944 \$636	220,762 \$3	0	51%	3	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 316	\$146 \$709 \$0	\$169,900	\$323,500	\$493,400	122%	1975 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 316	\$700,000	08-31-2021	117%	117%	Conventional

[1015 Aoloo Place 316](#) - MLS#: [202115573](#) - Live the Kailua lifestyle in this beautifully renovated 2BR/2BA single level, pet-friendly, townhome, with 1 lanai to relax on! Upgrades include new kitchen cabinets, countertops, porcelain tile, and vinyl flooring throughout, fresh interior paint, custom lanai sliding doors, and new vanities & countertops in both bathrooms. 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, the farmers market, boutiques, eateries and more. Close to the world famous Kailua and Lanikai Beaches! **Region:** Kailua
Neighborhood: Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2
View: Garden **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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