Poinciana Manor 1015 Aoloa Place Unit 243, Kailua 96734 * Poinciana Manor * $575,000

Sold Price: $586,000	Sold Date: 08-09-2021	Sold Ratio: 102%
Beds: **2**	MLS#: **202116588, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **959**	List Date & DOM: **06-29-2021** & **9**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **266**	Frontage:	Building: **$334,600**
Sq. Ft. Other: **0**	Tax/Year: **$130/2020**	Land: **$172,600**
Total Sq. Ft. **1,225**	Neighborhood: **Kailua Town**	Total: **$507,200**
Maint./Assoc. **$720 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three / No**
Parking: **Assigned, Covered - 2, Guest, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden**	

Public Remarks: Welcome to Poinciana Manor LOCATED IN THE HEART OF KAILUA. Live the Quintessential Kailua Lifestyle, ride your bike or walk a block to Kailua Town or a couple blocks to Kailua Beach. Poinciana Manor is known for its Beautiful Court Yards, Ponds, Pool, Playgrounds and BBQ Party Cabanas. This is unit Features 2 bedrooms, 2 full baths, 2 parking and recently renovated Master Bathroom and living room floor, New Paint PLUS one of the few floor plans with an Extra Large Lanai. Bring your personal touch to update the Kitchen and Hallway Bathroom. Not to mention Pet Friendly! Public Open Houses: Thursday, 7/1: 9:30a-11:30a, Friday 7/2: 12noon-1p and 5p-6:30pm, Saturday 7/3: 10a-1p. **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 Aoloa Place 243	$575,000	2 & 2/0	959 | $600	220,762 | $3	266	51%	2	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 243	$130 | $720 | $0	$172,600	$334,600	$507,200	113%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 243	$586,000	08-09-2021	102%	102%	Conventional

1015 Aoloa Place 243 - MLS#: 202116588 - Welcome to Poinciana Manor LOCATED IN THE HEART OF KAILUA. Live the Quintessential Kailua Lifestyle, ride your bike or walk a block to Kailua Town or a couple blocks to Kailua Beach. Poinciana Manor is known for its Beautiful Court Yards, Ponds, Pool, Playgrounds and BBQ Party Cabanas. This is unit Features 2 bedrooms, 2 full baths, 2 parking and recently renovated Master Bathroom and living room floor, New Paint PLUS one of the few floor plans with an Extra Large Lanai. Bring your personal touch to update the Kitchen and Hallway Bathroom. Not to mention Pet Friendly! Public Open Houses: Thursday, 7/1: 9:30a-11:30a, Friday 7/2: 12noon-1p and 5p-6:30pm, Saturday 7/3: 10a-1p. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden **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