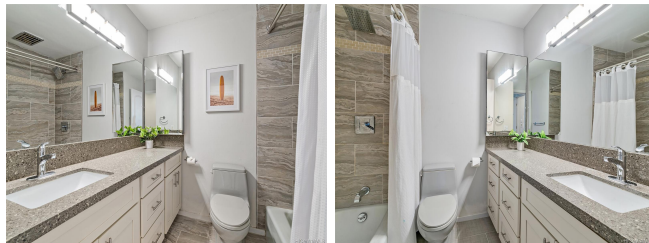


Poincia Manor 1015 Aoloo Place Unit 358, Kailua 96734 * Poincia Manor * \$625,000

Sold Price: \$668,000	Sold Date: 09-16-2021	Sold Ratio: 107%
Beds: 2	MLS#: 202118942, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 944	List Date & DOM: 07-18-2021 & 9	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$323,500
Sq. Ft. Other: 0	Tax/Year: \$113/2021	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: Three+ / No
Parking: Covered - 2, Guest, Secured Entry	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Welcome to the most iconic neighborhood of Kailua, Poincia is just a short distance from legendary beaches of Kailua and Lanikai. Great location right in the center of Kailua with a lush garden setting. Residence is tucked away in one of the corners of the complex, giving it a quiet and private feel. You'll love the mountain views and cool windward breezes! One of the few units with an open view. Completely upgraded in 2018 with new modern designer's kitchen and bathrooms. Amenities include nicely maintained pool, BBQ areas, and clubhouse. Conveniently located near Whole Foods, Target, UFC Gym and multiple small businesses/boutiques. **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 358	\$625,000	2 & 2/0	944 \$662	220,762 \$3	82	53%	3	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 358	\$113 \$720 \$0	\$169,900	\$323,500	\$493,400	127%	1975 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 358	\$668,000	09-16-2021	107%	107%	Cash, Conventional

[1015 Aoloo Place 358](#) - MLS#: [202118942](#) - Welcome to the most iconic neighborhood of Kailua, Poincia is just a short distance from legendary beaches of Kailua and Lanikai. Great location right in the center of Kailua with a lush garden setting. Residence is tucked away in one of the corners of the complex, giving it a quiet and private feel. You'll love the mountain views and cool windward breezes! One of the few units with an open view. Completely upgraded in 2018 with new modern designer's kitchen and bathrooms. Amenities include nicely maintained pool, BBQ areas, and clubhouse. Conveniently located near Whole Foods, Target, UFC Gym and multiple small businesses/boutiques. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** Garden, 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