Poinciana Manor 1015 Aoloa Place Unit 327, Kailua 96734 * Poinciana Manor * $585,000

Sold Price: $643,000	Sold Date: 11-02-2021	Sold Ratio: 110%
Beds: **2**	MLS#: **202123865, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **944**	List Date & DOM: **09-14-2021** & **9**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$325,100**
Sq. Ft. Other: **0**	Tax/Year: **$145/2021**	Land: **$169,900**
Total Sq. Ft. **944**	Neighborhood: **Kailua Town**	Total: **$495,000**
Maint./Assoc. **$710 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 2**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden**	

Public Remarks: Poinciana Manor is perfectly located close to the heart of Kailua town. Short distance to shopping, dining, and beautiful Kailua beach. Upgraded kitchen and bathrooms and quiet location with a treetop view and great cross breeze. The unit has 2 assigned side-by-side parking stalls located close to the elevator. Nice amenities and resident manager on site. Easy access to Pali Highway, downtown Honolulu, H-3, and Honolulu International Airport. **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 Aoloa Place 327	$585,000	2 & 2/0	944 | $620	220,762 | $3	0	51%	3	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 327	$145 | $710 | $0	$169,900	$325,100	$495,000	118%	1975 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 327	$643,000	11-02-2021	110%	110%	VA

1015 Aoloa Place 327 - MLS#: 202123865 - Poinciana Manor is perfectly located close to the heart of Kailua town. Short distance to shopping, dining, and beautiful Kailua beach. Upgraded kitchen and bathrooms and quiet location with a treetop view and great cross breeze. The unit has 2 assigned side-by-side parking stalls located close to the elevator. Nice amenities and resident manager on site. Easy access to Pali Highway, downtown Honolulu, H-3, and Honolulu International Airport. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** Garden **Frontage:** Other **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