

PoINCIANA Manor 1015 AolOA Place Unit 337, Kailua 96734 * PoINCIANA Manor * \$631,000

Sold Price: \$650,000	Sold Date: 12-15-2021	Sold Ratio: 103%
Beds: 2	MLS#: 202128388, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 11-05-2021 & 10	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 114	Frontage: Other	Building: \$325,100
Sq. Ft. Other: 0	Tax/Year: \$126/2020	Land: \$169,900
Total Sq. Ft. 1,058	Neighborhood: Kailua Town	Total: \$495,000
Maint./Assoc. \$710 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 2	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Garden view end unit in a great location in PoINCIANA Manor. Unit has two lanais, one with storage, two covered parking stalls and an additional storage locker. Freshly painted including the retextured ceilings. Wood laminate flooring in main rooms and new carpet in the guest room. Unit has on demand water heater. Located a short walking distance to Kailua town center with dining and shopping. Kailua beach is also just down the road! Lots of amenities including a pool, BBQ area, storage, and covered parking. AHS home warranty. **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 337	\$631,000	2 & 2/0	944 \$668	220,762 \$3	114	0%	3	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 AolOA Place 337	\$126 \$710 \$0	\$169,900	\$325,100	\$495,000	127%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
---------	------------	-----------	------------	----------------	------------

1015 Aoloa Place 337	\$650,000	12-15-2021	103%	103%	Cash
--------------------------------------	-----------	------------	------	------	------

[1015 Aoloa Place 337](#) - MLS#: [202128388](#) - Garden view end unit in a great location in Poinciana Manor. Unit has two lanais, one with storage, two covered parking stalls and an additional storage locker. Freshly painted including the retextured ceilings. Wood laminate flooring in main rooms and new carpet in the guest room. Unit has on demand water heater. Located a short walking distance to Kailua town center with dining and shopping. Kailua beach is also just down the road! Lots of amenities including a pool, BBQ area, storage, and covered parking. AHS home warranty. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** Garden **Frontage:** Other **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