

**PoINCIANA Manor 1015 AolOA Place Unit 450, Kailua 96734 \* PoINCIANA Manor \* \$670,000**

Sold Price: \$720,000      Sold Date: 01-21-2022      Sold Ratio: 107%  
 Beds: **2**      MLS#: **202130057, FS**      Year Built: **1975**  
 Bath: **2/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **959**      List Date & DOM: **12-16-2021 & 10**      Total Parking: **2**  
 Land Sq. Ft.: **220,762**      Condition: **Excellent**      [Assessed Value](#)  
 Lanai Sq. Ft.: **82**      Frontage: **Other**      Building: **\$323,500**  
 Sq. Ft. Other: **0**      Tax/Year: **\$116/2021**      Land: **\$172,600**  
 Total Sq. Ft. **1,041**      Neighborhood: **Kailua Town**      Total: **\$496,100**  
 Maint./Assoc. **\$720 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **4-7 / No**  
 Parking: **Covered - 2**      Frontage: **Other**  
[Zoning](#): **12 - A-2 Medium Density Apartme**      View: **Garden**

**Public Remarks:** Welcome to Kailua living at its finest. This top floor 2 bed / 2 bath has been tastefully upgraded and is move-in ready. The unit features a vaulted ceiling in the living room which gives the room lots of natural light and an airy feel. You'll enjoy the gorgeous garden views and the cool windward breezes from the large lanai. There is a designated storage and 2 full size parking stalls in the covered garage. Located in the heart of Kailua Town - just minutes away from restaurants, entertainment, shopping, and the world famous Kailua and Lanikai Beaches. You won't want to miss this one! First Open House: Sunday (12/19) from 2 pm - 5 pm. **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
<a href="#">1015 AolOA Place 450</a>	<a href="#">\$670,000</a>	2 & 2/0	959   \$699	220,762   \$3	82	51%	4	10

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1015 AolOA Place 450</a>	\$116   \$720   \$0	\$172,600	\$323,500	\$496,100	135%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 AolOA Place 450</a>	\$720,000	01-21-2022	107%	107%	VA

[1015 AolOA Place 450](#) - MLS#: [202130057](#) - Welcome to Kailua living at its finest. This top floor 2 bed / 2 bath has been tastefully upgraded and is move-in ready. The unit features a vaulted ceiling in the living room which gives the room lots of natural light and an airy feel. You'll enjoy the gorgeous garden views and the cool windward breezes from the large lanai. There is a designated storage and 2 full size parking stalls in the covered garage. Located in the heart of Kailua Town - just minutes away from restaurants, entertainment, shopping, and the world famous Kailua and Lanikai Beaches. You won't want to miss this one! First Open House: Sunday (12/19) from 2 pm - 5 pm. **Region:** Kailua **Neighborhood:** Kailua Town  
**Condition:** Excellent **Parking:** 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