## 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

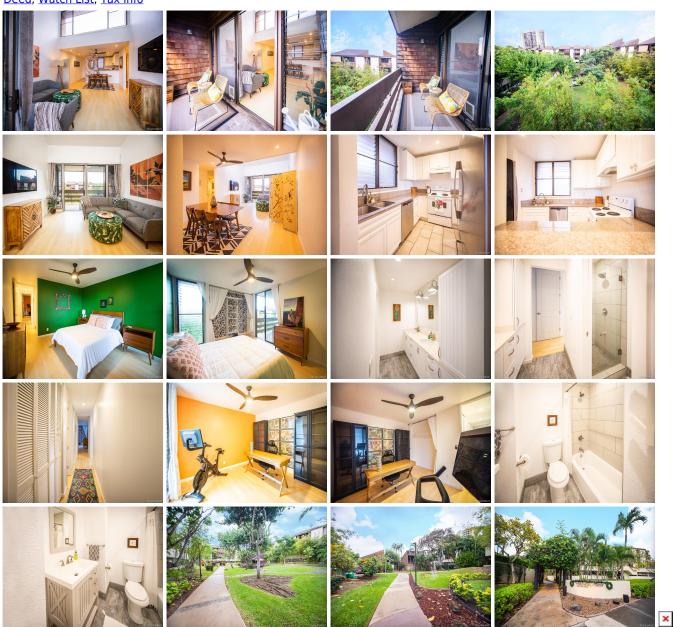
 Total Sq. Ft. 1,041
 Neighborhood: Kailua Town
 Total: \$496,100

 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



1015 Aoloa Place 450	\$670,000	2 & 2/0	959   \$699	220,762   \$3	82	51%	4	10	١
	-			.,	-			1 1	. I

Address Tax   Maint.   Ass.		Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 450	\$116   \$720   \$0	\$172,600	\$323,500	\$496,100	135%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms	
1015 Aoloa Place 450	\$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