

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
1015 Aoloa Place 450	\$670,000	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
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