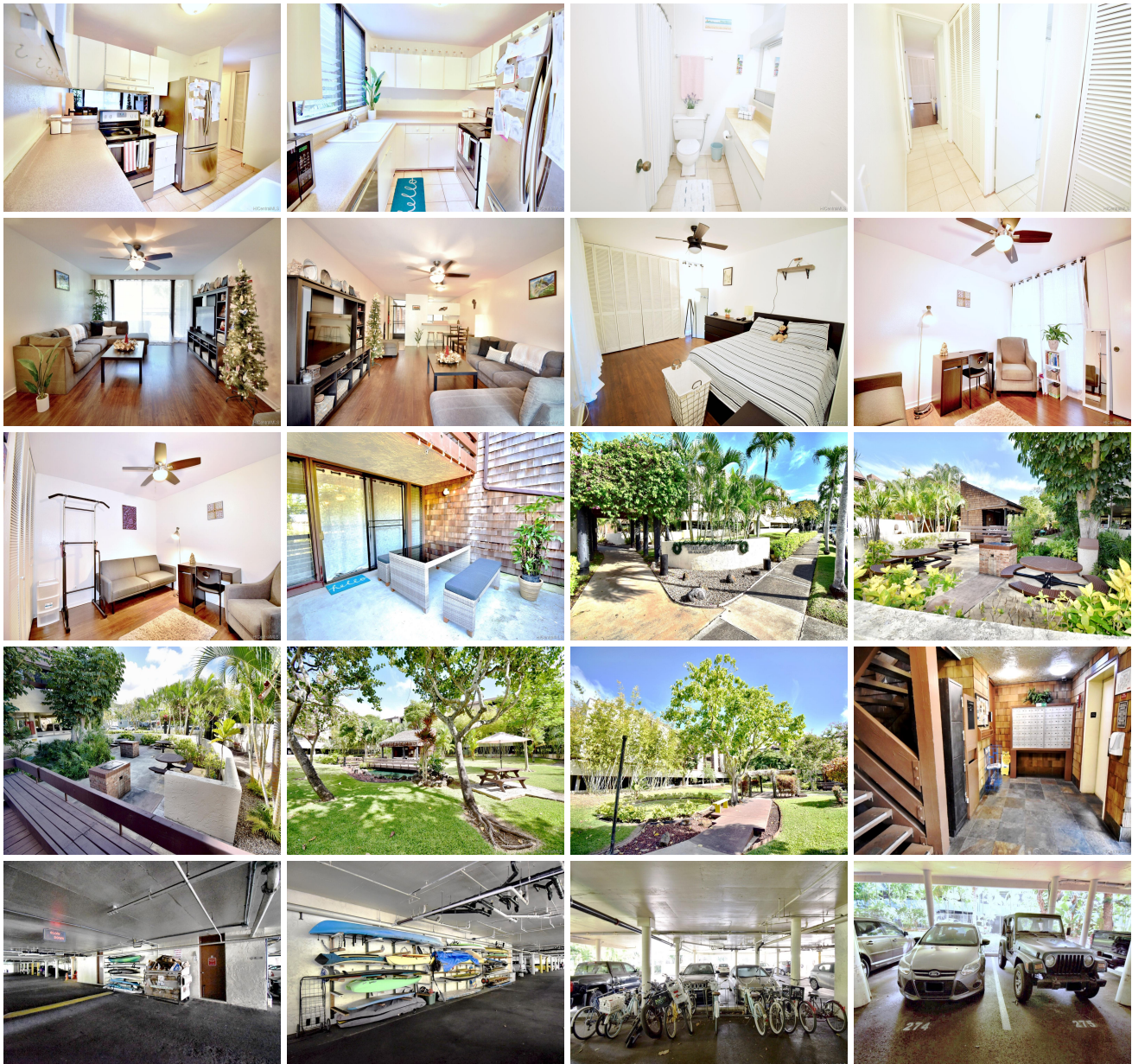


## **Poinciana Manor 1015 Aolua Place Unit 252, Kailua 96734 \* Poinciana Manor \* \$639,000**

Sold Price: \$655,000	Sold Date: 02-09-2022	Sold Ratio: 103%
Beds: <b>2</b>	MLS#: <b><u>202132009</u>, FS</b>	Year Built: <b>1975</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2017</b>
Living Sq. Ft.: <b>944</b>	List Date & DOM: <b>12-20-2021 &amp; 8</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>220,762</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>266</b>	Frontage:	Building: <b>\$333,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$158/2020</b>	Land: <b>\$169,900</b>
Total Sq. Ft. <b>1,210</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$503,600</b>
Maint./Assoc. <b>\$710 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Covered - 2</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Garden</b>	

**Public Remarks:** Welcome to Poinciana Manor just a short distance from world renowned beaches of Kailua and Lanikai. Great location conveniently located near Whole Foods, Target, UFC Gym and many local businesses/boutiques. Easy access to Pali Highway, downtown Honolulu, H-3, and Honolulu International Airport. Amenities include a nicely maintained pool, BBQ areas, and clubhouse with resident manager onsite. Unit is conveniently close to the elevator and parking garage with 2 adjacent stalls as well as a personal secured storage locker. Unit features a spacious lanai overlooking the beautifully landscaped courtyard and pond. The unit is currently tenant occupied and being sold "as is" offering opportunities for you to add your own style and flair. Scheduled showings by appointment only. Come see the beautiful mountain views and experience the cool windward breezes! **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) \* [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 252</a>	<a href="#">\$639,000</a>	2 & 2/0	944   \$677	220,762   \$3	266	51%	2	8

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1015 Aoloa Place 252</a>	\$158   \$710   \$0	\$169,900	\$333,700	\$503,600	127%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoloa Place 252</a>	\$655,000	02-09-2022	103%	103%	Conventional

[1015 Aoloa Place 252](#) - MLS#: [202132009](#) - Welcome to Poinciana Manor just a short distance from world renowned beaches of Kailua and Lanikai. Great location conveniently located near Whole Foods, Target, UFC Gym and many local businesses/boutiques. Easy access to Pali Highway, downtown Honolulu, H-3, and Honolulu International Airport. Amenities include a nicely maintained pool, BBQ areas, and clubhouse with resident manager onsite. Unit is conveniently close to the elevator and parking garage with 2 adjacent stalls as well as a personal secured storage locker. Unit features a spacious lanai overlooking the beautifully landscaped courtyard and pond. The unit is currently tenant occupied and being sold "as is" offering opportunities for you to add your own style and flair. Scheduled showings by appointment only. Come see the beautiful mountain views and experience the cool windward breezes! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** Garden **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number