

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

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

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
1015 Aoloa Place 252	\$639,000	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
1015 Aoloa Place 252	\$158 \$710 \$0	\$169,900	\$333,700	\$503,600	127%	1975 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 252	\$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