

PoINCIANA Manor 1015 Aolaa Place Unit 350, Kailua 96734 * PoINCIANA Manor * \$650,000

Sold Price: \$720,000	Sold Date: 03-21-2022	Sold Ratio: 111%
Beds: 2	MLS#: 202202088, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 959	List Date & DOM: 02-09-2022 & 10	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 82	Frontage:	Building: \$324,500
Sq. Ft. Other: 0	Tax/Year: \$145/2021	Land: \$172,600
Total Sq. Ft. 1,041	Neighborhood: Kailua Town	Total: \$497,100
Maint./Assoc. \$735 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 2, Guest, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Nicely remodeled 2 bedroom, 2 bath, 2 covered parking condo in the highly desirable beach side community of Kailua. Upgrades include stainless steel appliances, new laminate flooring, no pop corn ceiling and a newly upgraded master bathroom. Relax on the lanai with tree top views that over look the gardens with water features and walking paths. Enjoy the tradewinds that easily flow through the home but also includes AC for the those hot summer nights. Building is pet friendly and has a swimming pool and kids playground. Unit comes with additional storage. Walking distance to shopping, restaurants and of course world famous Kailua Beach makes in an ideal location. First Open House on Saturday 2/12 between 1-4pm. **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1015 Aolaa Place 350	\$650,000	2 & 2/0	959 \$678	220,762 \$3	82	51%	3	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aolaa Place 350	\$145 \$735 \$0	\$172,600	\$324,500	\$497,100	131%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aolaa Place 350	\$720,000	03-21-2022	111%	111%	Cash 900

[1015 Aolaa Place 350](#) - MLS#: [202202088](#) - Nicely remodeled 2 bedroom, 2 bath, 2 covered parking condo in the highly desirable beach side community of Kailua. Upgrades include stainless steel appliances, new laminate flooring, no pop corn ceiling and a newly upgraded master bathroom. Relax on the lanai with tree top views that over look the gardens with water features and walking paths. Enjoy the tradewinds that easily flow through the home but also includes AC for the those hot summer nights. Building is pet friendly and has a swimming pool and kids playground. Unit comes with additional storage. Walking distance to shopping, restaurants and of course world famous Kailua Beach makes in an ideal location. First Open House on Saturday 2/12 between 1-4pm. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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