

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

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

**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
<a href="#">1015 Aoaloa Place 350</a>	<a href="#">\$650,000</a>	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
<a href="#">1015 Aoaloa Place 350</a>	\$145   \$735   \$0	\$172,600	\$324,500	\$497,100	131%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1015 Aoaloa Place 350</a>	\$720,000	03-21-2022	111%	111%	Cash 900

<p><a href="#">1015 Aoaloa Place 350</a> - MLS#: <a href="#">202202088</a> - 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. <b>Region:</b> Kailua <b>Neighborhood:</b> Kailua Town <b>Condition:</b> Above Average, Excellent <b>Parking:</b> Covered - 2, Guest, Street <b>Total Parking:</b> 2 <b>View:</b> Garden <b>Frontage:</b> Pool: <b>Zoning:</b> 12 - A-2 Medium Density Apartme <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Kailua</a>, <a href="#">Kailua</a>, <a href="#">Kalaheo</a> * <a href="#">Request Showing</a>, <a href="#">Photos</a>, <a href="#">History</a>, <a href="#">Maps</a>, <a href="#">Deed</a>, <a href="#">Watch List</a>, <a href="#">Tax Info</a></p>						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number