Poinciana Manor 1015 Aoloa Street Unit 342, Kailua 96734 * Poinciana Manor * $340,000 * Originally $349,500

Sold Price:	$340,000	Sold Date:	03-29-2005	Sold Ratio:	100%
Beds:	**2**	MLS#:	**2413898, FS**	Year Built:	**1975**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**944**	List Date & DOM:	**09-01-2004** & **169**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**82**	Frontage:		Building:	**$152,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$79/2004**	Land:	**$46,800**
Total Sq. Ft.	**1,026**	Neighborhood:	**Kailua Town**	Total:	**$199,200**
Maint./Assoc.	**$370 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 2, Garage, Tandem**	Frontage:			
Zoning:		View:	**Garden**		

Public Remarks: Back on market! Excellent 2/2, with recently painted interior. New carpet, refrigerator, and range! Clean, with above treetop views. Easy to show! **Sale Conditions: 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 Aoloa Street 342	**$340,000**	2 & 2/0	944 | $360	0 | $inf	82	0%	3	169

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Street 342	$79 | $370 | $0	$46,800	$152,400	$199,200	171%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Street 342	$340,000	03-29-2005	100%	97%	Conventional

1015 Aoloa Street 342 - MLS#: 2413898 - Original price was $349,500 - Back on market! Excellent 2/2, with recently painted interior. New carpet, refrigerator, and range! Clean, with above treetop views. Easy to show! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Tandem **Total Parking:** 2 **View:** Garden **Frontage: Pool: Zoning: Sale Conditions: Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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