

Poinciana Manor 1015 Aoloo Place Unit 258, Kailua 96734 * Poinciana Manor * \$399,000

Sold Price: \$390,000	Sold Date: 03-17-2006	Sold Ratio: 98%
Beds: 2	MLS#: 2521448, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 12-09-2005 & 40	Total Parking: 2
Land Sq. Ft.: 220,764	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 266	Frontage: Other	Building: \$258,400
Sq. Ft. Other: 0	Tax/Year: \$63/2005	Land: \$46,800
Total Sq. Ft. 1,210	Neighborhood: Kailua Town	Total: \$305,200
Maint./Assoc. \$425 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 2, Guest	Frontage: Other	
Zoning :	View: None	

Public Remarks: Great location Kailua town close to beach, shopping and parks. 2 bedroom 2 bath on 2nd floor with a large lanai. 266 sf. 2 covered parking spaces included. Beautifully landscaped property. **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 Aoloo Place 258	\$399,000	2 & 2/0	944 \$423	220,764 \$2	266	0%	2	40

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 258	\$63 \$425 \$0	\$46,800	\$258,400	\$305,200	131%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 258	\$390,000	03-17-2006	98%	98%	Conventional

[1015 Aoloo Place 258](#) - MLS#: [2521448](#) - Great location Kailua town close to beach, shopping and parks. 2 bedroom 2 bath on 2nd floor with a large lanai. 266 sf. 2 covered parking spaces included. Beautifully landscaped property. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** None **Frontage:** Other **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