

Poincipiana Manor 1015 Aoloa Place Unit 255, Kailua 96734 * Poincipiana Manor * \$367,000 *

Originally \$411,000

Sold Price: \$357,000	Sold Date: 09-11-2009	Sold Ratio: 97%
Beds: 2	MLS#: 2818251, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2005
Living Sq. Ft.: 944	List Date & DOM: 11-17-2008 & 251	Total Parking: 2
Land Sq. Ft.: 220,764	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 266	Frontage:	Building: \$242,200
Sq. Ft. Other: 0	Tax/Year: \$115/2008	Land: \$178,400
Total Sq. Ft. 1,210	Neighborhood: Kailua Town	Total: \$420,600
Maint./Assoc. \$510 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Covered - 2	Frontage:	
Zoning :	View: Mountain	

Public Remarks: Price Reduced! Spacious floorplan with extra large lanai. Tiled entry and bathrooms, laminate wood living room and wall to wall carpet in the bedrooms. Newer appliances and extra storage in the parking garage. Two covered parking stalls too! This very nice unit will make your client happy. 1031 Exchange desired. **Sale Conditions: 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 255	\$367,000	2 & 2/0	944 \$389	220,764 \$2	266	0%	2	251

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 255	\$115 \$510 \$0	\$178,400	\$242,200	\$420,600	87%	1975 & 2005

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Place 255	\$357,000	09-11-2009	97%	87%	VA

[1015 Aoloa Place 255](#) - MLS#: [2818251](#) - Original price was \$411,000 - Price Reduced! Spacious floorplan with extra large lanai. Tiled entry and bathrooms, laminate wood living room and wall to wall carpet in the bedrooms. Newer appliances and extra storage in the parking garage. Two covered parking stalls too! This very nice unit will make your client happy. 1031 Exchange desired. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** Mountain **Frontage:** Pool: **Zoning:** **Sale Conditions:** **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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