

Poinciana Manor 1015 Aoloa Street Unit 259, Kailua 96734 * Poinciana Manor * \$362,000

Sold Price: \$357,000	Sold Date: 10-30-2009	Sold Ratio: 99%
Beds: 2	MLS#: 2911320, FS	Year Built: 1975
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 825	List Date & DOM: 08-24-2009 & 26	Total Parking: 2
Land Sq. Ft.: 220,764	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 300	Frontage: Other	Building: \$218,800
Sq. Ft. Other: 0	Tax/Year: \$110/2008	Land: \$155,900
Total Sq. Ft. 1,125	Neighborhood: Kailua Town	Total: \$374,700
Maint./Assoc. \$439 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 2, Guest, Street	Frontage: Other	
Zoning :	View: Garden, Mountain	

Public Remarks: Cool & breezy end unit with a large wrap around lanai. Conveniently located to everything you need in Kailua Town. 2 covered parking stalls w/storage lockers close to unit. Remodeled in 2007 w/laminate flooring. Great for a 1st time home buyer! Lovely saltwater pool & BBQ area w/pavillions to enjoy your family outings. Motivated Sellers! **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 259	\$362,000	2 & 1/0	825 \$439	220,764 \$2	300	0%	2	26

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Street 259	\$110 \$439 \$0	\$155,900	\$218,800	\$374,700	97%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloa Street 259	\$357,000	10-30-2009	99%	99%	VA

[1015 Aoloa Street 259](#) - MLS#: [2911320](#) - Cool & breezy end unit with a large wrap around lanai. Conveniently located to everything you need in Kailua Town. 2 covered parking stalls w/storage lockers close to unit. Remodeled in 2007 w/laminate flooring. Great for a 1st time home buyer! Lovely saltwater pool & BBQ area w/pavillions to enjoy your family outings. Motivated Sellers! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden, Mountain **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