

**Poinciana Manor 1015 Aoloa Place Unit 217, Kailua 96734 Poinciana Manor**

|                              |                                 |                                                          |
|------------------------------|---------------------------------|----------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">201703334</a> | Parcel#: <a href="#">1-4-2-001-048-0017</a>              |
| List Price: \$562,500        | Original Price: \$562,500       | Price Change: \$0                                        |
| Beds: 2   Baths: 2/0         | Year Built: 1975                | Remodeled: 2017                                          |
| Region: Kailua               | Neighborhood: Kailua Town       | Building: Poinciana Manor                                |
| Living Sq Ft: 959            | Other Sq Ft: 0                  | Total Sq Ft: 1,225                                       |
| Land Sq Ft: 220,762          | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 266                                         |
| Total Parking: 2             | Date Listed: 02-23-2017         | Days on Market: 19                                       |
| View: Garden                 | Frontage:                       | Type: Condo/Townhouse                                    |
| Assessed Building: \$397,500 | Assessed Land: \$137,200        | Assessed Value: \$534,700                                |
| Taxes: \$72   Year: 2017     | Maintenance Fee: \$688          | Association Fee: \$0                                     |
| Flood Zone: Zone X           | Stories: One                    | CPR: No                                                  |
| Condition: Excellent         | Parking: Covered - 2            | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$575,000       | Close Date: 05-03-2017          | Financing: VA   Concessions:                             |
| Elementary: Kailua           | Middle School: Kailua           | High School: Kalaheo                                     |

**Public Remarks:** Come and see this beautifully upgraded 2 bedroom, 2 bath unit with garden views. Features include: New fixtures through-out, quartz counter-tops, beautiful cabinetry, new flooring, paint and upgraded appliances including a new hot water heater. Close to the beach, shopping, schools and all that Kailua has to offer. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Patio/Deck, Pool on Property, Resident Manager, Storage, Walking/Jogging Path **Utilities:** **Construction:** Above Ground, Double Wall, Masonry/Stucco, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Laminate **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Double Wall, Masonry/Stucco, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Laminate **Security Features:** Key **Easements:** Set Backs: **Special Listing Conditions:** None **Management Company:** Touchstone **Management Company Phone:** 566-4100



