

Poianciana Manor 1015 Aolua Place Unit 451, Kailua 96734 Poianciana Manor

Status: Sold	MLS#: 202004500	Parcel#: 1-4-2-001-048-0173
List Price: \$489,000	Original Price: \$510,000	Price Change: \$-21,000
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Poianciana Manor
Living Sq Ft: 959	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 1,041
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 82
Total Parking: 2	Date Listed: 03-05-2020	Days on Market: 71
View: Garden, Mountain	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$359,500	Assessed Land: \$202,800	Assessed Value: \$562,300
Taxes: \$164 Year: 2019	Maintenance Fee: \$720	Association Fee: \$0
Flood Zone: Zone X	Stories: Three+, 4-7	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2, Garage, Guest, Street	Zoning: 12 - A-2 Medium Density Apartme
Close Price: \$485,000	Close Date: 07-09-2020	Financing: VA Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kailua

Public Remarks: Live the Kailua lifestyle in this renovated 2 bedroom, 2 bathroom unit with 2 parking stalls in the Poianciana Manor. Top floor unit with beautiful high ceilings and a perimeter location with gorgeous mountain views and natural light. Upgrades include bamboo flooring in the living room, ceramic tile throughout the kitchen and bathrooms, nicely renovated kitchen with stainless steel appliances, and both bathrooms renovated as well. The side by side covered parking stalls are located close to the elevator for added convenience. Located just minutes from the world-famous Lanikai/Kailua beaches, hiking spots, bike paths, shopping, restaurants and so much more. Must see to appreciate! Some photos have been virtually staged and enhanced. **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Dishwasher, Microwave, Range/Oven, Refrigerator **Amenities:** BBQ, Club House, Condo Association Pool, Resident Manager **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in [/home/oahure/public_html/PDF_Summary.php](#) on line **206**
Construction: Double Wall, Wood Frame **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in [/home/oahure/public_html/PDF_Summary.php](#) on line **216**
Floor: Ceramic Tile, Hardwood, W/W Carpet **Disclosures:** Lender Approval Required, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Hardwood, W/W Carpet **Security Features:** Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** Touchstone **Management Company Phone:** 808.566.4100

