

Poinciana Manor 1015 Aolua Place Unit 442, Kailua 96734 Poinciana Manor

Status: Sold	MLS#: 202507533	Parcel#: 1-4-2-001-048-0164
List Price: \$615,000	Original Price: \$679,000	Price Change: \$-64,000
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 944	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: 1,026
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai 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 132 0
Total Parking: 2	Date Listed: 03-24-2025	Days on Market: 66
View: Garden	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$508,000	Assessed Land: \$183,300	Assessed Value: \$691,300
Taxes: \$202 Year: 2024	Maintenance Fee: \$983	Association Fee: \$0
Flood Zone: Zone X	Stories: 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 156	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2, Garage, Guest, Street	Zoning : 12 - A-2 Medium Density Apartme
Close Price: \$595,000	Close Date: 07-16-2025	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Very private 2/2/2parking at Poincian Manor; freshly painted and ready to move in. Beautiful grounds and close to Kailua Town, the District Park, Safeway and bus lines; overlooks mango tree and quiet garden area; this project has a pool, koi pond; resident manager, security; bike area; guest parking, surfboard storage **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Cable TV, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Car Wash, Community Association Pool **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, Masonry/Stucco, Slab, 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:** Laminate, W/W Carpet **Disclosures:** 1031 Exchange, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse **Construction Materials:** Double Wall, Masonry/Stucco, Slab, Wood Frame **Roof:** **Flooring:** Laminate, W/W Carpet **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Touchstone **Management Company Phone:** (808) 566-4100

