

Poinciana Manor 1015 Aolua Place Unit 217, Kailua 96734 Poinciana Manor

Status: Sold	MLS#: 2602174	Parcel#: 1-4-2-001-048-0017
List Price: \$417,000	Original Price: \$417,000	Price Change: \$0
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 959	Other Sq Ft: 0	Total Sq Ft: 1,225
Land Sq Ft: 220,764	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 266
Total Parking: 2	Date Listed: 01-27-2006	Days on Market: 8
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: \$347,200	Assessed Land: \$47,600	Assessed Value: \$394,800
Taxes: \$82 Year: 2006	Maintenance Fee: \$455	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2, Guest, Street	Zoning:
Close Price: \$417,000	Close Date: 04-20-2006	Financing: Conventional Concessions: 850
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Enjoy the picturesque garden view from the lanai of this 2 bedroom 2 bath Poinciana Manor unit! This unit features newly installed Pergo flooring, updated kitchen, spacious bedrooms and 2 conveniently located parking stalls. Simply move right in! **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Security Guard **Utilities:** **Construction:** Masonry/Stucco **Lot Features:** **Floor:** Ceramic Tile, Laminate, Vinyl **Disclosures:** Pets Allowed (Verify), Pet on Property, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse **Construction Materials:** Masonry/Stucco **Roof:** **Flooring:** Ceramic Tile, Laminate, Vinyl **Security Features:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Hawaiiana Management Company **Phone:** 593-9100



