

**Poinciana Manor 1015 Aoloa Place Unit 340, Kailua 96734 Poinciana Manor**

|                              |                                        |                                             |
|------------------------------|----------------------------------------|---------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">2914925</a>          | Parcel#: <a href="#">1-4-2-001-048-0103</a> |
| List Price: \$375,000        | Original Price: \$375,000              | Price Change: \$0                           |
| Beds: 2   Baths: 2/0         | Year Built: 1975                       | Remodeled: 2005                             |
| Region: Kailua               | Neighborhood: Kailua Town              | Building: Poinciana Manor                   |
| Living Sq Ft: 944            | Other Sq Ft: 0                         | Total Sq Ft: 1,026                          |
| Land Sq Ft: 220,764          | Land Tenure: FS - Fee Simple           | Lanai Sq Ft: 82                             |
| Total Parking: 2             | Date Listed: 11-17-2009                | Days on Market: 7                           |
| View: Garden                 | Frontage:                              | Type: Condo/Townhouse                       |
| Assessed Building: \$287,000 | Assessed Land: \$128,200               | Assessed Value: \$415,200                   |
| Taxes: \$95   Year: 2009     | Maintenance Fee: \$501                 | Association Fee: \$0                        |
| Flood Zone: Zone X           | Stories:                               | CPR: No                                     |
| Condition: Excellent         | Parking: Assigned, Covered - 2, Garage | <a href="#">Zoning:</a>                     |
| Close Price: \$375,000       | Close Date: 03-12-2010                 | Financing: Conventional   Concessions:      |
| Elementary: Kailua           | Middle School: Kailua                  | High School: Kalaheo                        |

**Public Remarks:** This is the one you've been waiting for! Private perimeter location with a great mountain view. This lovely end unit has been upgraded w/ ceramic tile and maple laminate along with newer kitchen and baths. Enjoy your coffee on the covered lanai. Wonderful cross breeze and a flowing floor plan. 2 covd. pkg.+ storage. Lushly landscaped complex w/resident mgr/pool/BBQ area/pavilions.  
**Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Patio/Deck, Pool on Property, Recreation Area, Resident Manager **Utilities:** **Construction:** Double Wall **Lot Features:** **Floor:** Ceramic Tile, Laminate  
**Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall **Roof:** **Flooring:** Ceramic Tile, Laminate  
**Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Touchstone Prop **Management Company Phone:** 566-4100



