

Poinciana Manor, Kailua 96734 Poinciana Manor

Status: Sold	MLS#: 1110860	Parcel#: 1-4-2-001-048-0098
List Price: \$350,000	Original Price: \$365,000	Price Change: \$-15,000
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: 1,041
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 82
Total Parking: 2	Date Listed: 09-06-2011	Days on Market: 303
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: \$277,400	Assessed Land: \$96,700	Assessed Value: \$374,100
Taxes: \$75 Year: 2011	Maintenance Fee: \$626	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2, Guest	Zoning:
Close Price: \$350,000	Close Date: 09-26-2012	Financing: VA Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Click on photo to see more pictures and picture slide show. Rarely will you find a unit come on market in this prime location overlooking the beautifully landscaped courtyard area. Well maintained unit with an upgraded kitchen and recently painted interior. Conveniently located within walking distance to restaurants, stores and beach. Price is firm. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Cable TV, Ceiling Fan, Compactor, Dishwasher, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Pool on Property, Recreation Room, Security Guard, Storage, Trash Chute, Walking/Jogging Path **Utilities:** **Construction:** Double Wall, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Property Disclosure Stmt, Relative of Licensee **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse **Construction Materials:** Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Security Patrol **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Touchstone Prop. **Management Company Phone:** 566-4100