

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

Status: Sold	MLS#: 201904344	Parcel#: 1-4-2-001-048-0173
List Price: \$538,000	Original Price: \$538,000	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: 1,041
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 82
Total Parking: 2	Date Listed: 02-15-2019	Days on Market: 7
View: Garden, Mountain, Sunset	Frontage:	Type: Condo/Townhouse
Assessed Building: \$409,700	Assessed Land: \$143,200	Assessed Value: \$552,900
Taxes: \$161 Year: 2018	Maintenance Fee: \$720	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average, Excellent	Parking: Assigned, Covered - 2, Garage, Guest, Street	Zoning : 12 - A-2 Medium Density Apartme
Close Price: \$536,000	Close Date: 03-28-2019	Financing: VA Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kailua

Public Remarks: Soaring cathedral ceilings welcome you home to the top floor, outside perimeter unit of Poinciana Manor. Enjoy cocktails on the lanai with sunset views over Mt. Olomana. Or visit the many newly established restaurants and shopping venues in Kailua Town. World famous Kailua Beach- a bike ride away. EZ freeway access also. This serene unit has bamboo, ceramic tile and carpeted bedroom floors. An updated, open designer kitchen awaits the master chef. Bathrooms are upgraded as well and have excellent storage. Two side by side covered parking stalls are steps from the elevator. The assigned storage locker is also nearby. Resort living in the best town on Oahu awaits for you to call it home. Life is Good!! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Dishwasher, Dryer, Home Warranty, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Patio/Deck, Pool on Property, Recreation Area, Security Guard, Storage, Trash Chute **Utilities:** **Construction:** Above Ground, Double Wall, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Hardwood, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Hardwood, W/W Carpet **Security Features:** Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Touchstone Management **Company Phone:** 808-566-4100

