

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

Status: Sold	MLS#: 202210205	Parcel#: 1-4-2-001-048-0103
List Price: \$725,000	Original Price: \$725,000	Price Change: \$0
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 944	Other Sq Ft: 0	Total Sq Ft: 1,026
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 82
Total Parking: 2	Date Listed: 06-01-2022	Days on Market: 21
View: Mountain, Sunrise	Frontage:	Type: Condo/Townhouse
Assessed Building: \$323,500	Assessed Land: \$169,900	Assessed Value: \$493,400
Taxes: \$103 Year: 2021	Maintenance Fee: \$723	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average, Average	Parking: Covered - 2	Zoning : 12 - A-2 Medium Density Apartme
Close Price: \$725,000	Close Date: 08-03-2022	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Located at the crossroads of Kailua Town and Kailua Beach, Poinciana Manor is a complex that is charming and convenient within the Kailua Gardens Community. This 3rd-floor end unit catches the breezes naturally keeping the home cool and comfortable. Enjoy the spectacular mountain, treetop, holiday fireworks, and sunrise views from the lanai. Fresh paint, new vinyl flooring, and brand-new washer and dryer. 2 assigned covered parking stalls, pet-friendly, storage unit, and amenities including BBQ, salt-water pool, pond, pavilion, and on-site resident manager and evening security. Easy access to highways and H-3. Sold "as is" with opportunities to add personal style. Sellers have found replacement property currently in escrow and contingent upon successful closing. Open House Saturday, 7/9 11am-2pm and Sunday, 7/10 2pm-5pm. **Sale Conditions:** None, Subject To Repl. Property * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Patio/Deck, Pool on Property, Resident Manager, Storage, Walking/Jogging Path **Utilities:** **Construction:** Concrete, Double Wall, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete, Double Wall, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Vinyl **Security Features:** Key **Easements:** **Set Backs:** **Special Listing Conditions:** None, Subject To Repl. Property **Management Company:** Touchstone **Management Company Phone:** 808-566-4100

