

Poinciana Manor 1015 Aolaa Place Unit 243, Kailua 96734 Poinciana Manor

Status: Expired	MLS#: 202525687	Parcel#: 1-4-2-001-048-0043
List Price: \$765,000	Original Price: \$765,000	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: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 1,225
Land Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 130 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 266
Total Parking: 2	Date Listed: 11-18-2025	Days on Market: 76
View: None	Frontage: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 141	Type: Condo/Townhouse
Assessed Building: \$502,400	Assessed Land: \$199,800	Assessed Value: \$702,200
Taxes: \$170 Year: 2025	Maintenance Fee: \$1,048	Association Fee: \$0
Flood Zone: Zone X	Stories: 4-7	CPR: No
Condition: Excellent, Above Average	Parking: Assigned, Covered - 2, Guest, Street	Zoning : 12 - A-2 Medium Density Apartme
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: The Best of Kailua Living! This thoughtfully upgraded unit w/2-bed, 2-bath and 2 covered pkg stalls offers 959 sqft of interior living space. Located on the preferred second floor, it features a rare 266 sqft partially covered lanai that faces the exterior of the complex for added privacy—perfect for relaxing, dining, or entertaining outdoors. Inside, you'll find upgraded cabinets, countertops, smooth ceilings, durable vinyl flooring, and the convenience of an in-unit W/D. The building is fully insured, pet-friendly and offers well-kept amenities including a swimming pool, gazebo, and serene koi pond. Perfectly situated just minutes from Kailua Town, this home puts you close to Safeway, Target, boutique shops, cafés, and popular local restaurants. Kailua Beach is just over one mile away, making sunrise walks, paddling, or beach days an easy part of your routine—truly the Kailua lifestyle. Residents also enjoy practical perks such as bike and surfboard storage, guest parking, and beautifully landscaped common areas. To top it off, the sellers are offering a \$5,000 credit to help buy down your interest rate—making this an exceptional opportunity in one of O'ahu's most sought-after communities.

Sale Conditions: None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** BBQ, Car Wash, Patio/Deck, Playground, Pool on Property, Recreation Area, Storage **Utilities:**

Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 206

Construction: Above Ground **Lot Features:**

Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 216

Floor: Vinyl **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Low-Rise 6 or Less Stories **Construction**

Materials: Above Ground **Roof:** **Flooring:** Vinyl **SecurityFeatures:** Key **Easements:** **Set Backs:**

Special Listing Conditions: None **Management Company:** Touchstone **Management Company**

Phone: 808-566-4100

