

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

Status: Active	MLS#: 202611451	Parcel#: 1-4-2-001-048-0173
List Price: \$715,000	Original Price: \$725,000	Price Change: \$-10,000
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 959	Other Sq Ft: 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: 959
Land Sq Ft: 220,762	Land Tenure: FS - Fee Simple	Lanai 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 132 0
Total Parking: 2	Date Listed: 07-20-2026	Days on Market: 20
View: None	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$513,100	Assessed Land: \$199,800	Assessed Value: \$712,900
Taxes: \$165 Year: 2026	Maintenance Fee: \$1,050	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average, Average	Parking: Assigned	Zoning : 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: Finally, a top floor unit at Poinciana Manor with a fully renovated, open concept kitchen and living room. No neighbor above, and a ceiling that clears 20 feet at the peak. The kitchen and living room wall came down years ago, done professionally with an engineer's letter on file. The kitchen carries it forward: quartz counters, shaker cabinets to the ceiling with crown molding, and all BRAND new (July 2026) stainless appliances in the kitchen, french door fridge, slide in range, microwave hood, dishwasher. The primary bath has a double vanity and separate walk in shower with new fixtures. Fresh paint runs through the living areas, plus new cabinet handles and an LG stacked washer and dryer. The 82 square foot lanai adds real outdoor space. Two covered stalls, side by side, no stacking. A tree blocks the sightline to the neighboring unit for extra privacy. Grounds include a pool and picnic pavilion, and Kailua adds postcard beaches and trade winds a short distance from home. Ask your agent about an assumable VA loan option for qualified veterans ONLY (2.25% interest rate, \$428,556.14 balance, Pandl \$2,057.30). Check out our Open House Saturday, July 26th, 2-4PM. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Cable TV, Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer
Amenities: BBQ, Car Wash, Club House, Community Association Pool, Patio/Deck, Recreation Area, Resident Manager, Security Guard, Storage, Trash Chute, Walking/Jogging Path **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, Double Wall **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: Other **Disclosures:** Property Disclosure Stmt, See Remarks **Land Recorded:** Land Court
Furnished: None **Architectural Style:** Townhouse **Construction Materials:** Above Ground, Double Wall **Roof:** **Flooring:** Other **Security Features:** Key **Easements:** **Set Backs:** **Special Listing**
Conditions: None **Management Company:** Touchstone **Management Company Phone:** 8085664100