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

Status: Sold	MLS#: **2514799**	Parcel#: **1-4-2-001-048-0103**
List Price: $429,500	Original Price: $429,500	Price Change: $0
Beds: 2 | Baths: 2/0	Year Built: 1975	Remodeled: 2003
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 944	Other Sq Ft: 0	Total Sq Ft: 1,026
Land Sq Ft: 220,764	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 82
Total Parking: 2	Date Listed: 09-02-2005	Days on Market: 19
View: Mountain	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $264,500	Assessed Land: $46,800	Assessed Value: $311,300
Taxes: $88 | Year: 2005	Maintenence Fee: $407	Association Fee: $0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Average	Parking: Assigned, Covered - 2, Garage, Guest	Zoning:
Close Price: $429,500	Close Date: 09-30-2005	Financing: Conventional | Concessions: 0
Elementary: Kailua	Middle School: Kailua	High School: Kailua

Public Remarks: 2 Bedrooms, 2 full baths and 2 full sized stalls in the covered parking garage!!! Kitchen and baths remodeled 2 years ago, shady lanai on the cool and quiet side of the building, Fee Simple, pool, barbeque area, washer/dryer in unit, lots of closet space plus extra storage, walking distance to Kailua town, close to schools, shopping, dining, TheBus, and just a half hour from downtown Honolulu! **Sale Conditions:** * Photos, History

Inclusions: Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Pool on Property, Resident Manager, Storage **Utilities: Construction:** Concrete **Lot Features: Floor:** Ceramic Tile, 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:** Concrete **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Security Patrol **Easements: Set Backs: Special Listing Conditions: Management Company:** Chaney Brooks **Management Company Phone:** 544-1831