

Poinciana Manor 1015 Aolua Place Unit 247, Kailua 96734 Poinciana Manor

Status: Sold	MLS#: 2901747	Parcel#: 1-4-2-001-048-0047
List Price: \$385,000	Original Price: \$395,000	Price Change: \$-10,000
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled: 2008
Region: Kailua	Neighborhood: Kailua Town	Building: Poinciana Manor
Living Sq Ft: 959	Other Sq Ft: 0	Total Sq Ft: 1,225
Land Sq Ft: 220,764	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 266
Total Parking: 2	Date Listed: 02-03-2009	Days on Market: 49
View: Garden	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$0	Assessed Land: \$33,202,900	Assessed Value: \$33,202,900
Taxes: \$75 Year: 2008	Maintenance Fee: \$509	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Guest, Street	Zoning:
Close Price: \$375,000	Close Date: 05-13-2009	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Totally remodeled and upgraded unit with extra lrg lanai. New washer/dryer, stove, mini blinds throughout and freshly painted. This pristine unit has it all including custom cabinets. Priced to sell this unit is a must see. Poinciana Manor is located in a close proximity to Kailua Beach, shopping and restaurants. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Window Unit, Dishwasher, Disposal, Dryer, Home Warranty, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Pool on Property, Recreation Area, Storage, Walking/Jogging Path **Utilities:** **Construction:** Concrete, Double Wall **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete, Double Wall **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Touchstone Management Company **Phone:** 566-4100

