

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

Status: Sold	MLS#: 2914925	Parcel#: 1-4-2-001-048-0103
List Price: \$375,000	Original Price: \$375,000	Price Change: \$0
Beds: 2 Baths: 2/0	Year Built: 1975	Remodeled: 2005
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: 11-17-2009	Days on Market: 7
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: \$287,000	Assessed Land: \$128,200	Assessed Value: \$415,200
Taxes: \$95 Year: 2009	Maintenance Fee: \$501	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Garage	Zoning:
Close Price: \$375,000	Close Date: 03-12-2010	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: This is the one you've been waiting for! Private perimeter location with a great mountain view. This lovely end unit has been upgraded w/ ceramic tile and maple laminate along with newer kitchen and baths. Enjoy your coffee on the covered lanai. Wonderful cross breeze and a flowing floor plan. 2 covd. pkg.+ storage. Lushly landscaped complex w/resident mgr/pool/BBQ area/pavilions.
Sale Conditions: * [Photos](#), [History](#)

Inclusions: Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Patio/Deck, Pool on Property, Recreation Area, Resident Manager **Utilities:** **Construction:** Double Wall **Lot Features:** **Floor:** Ceramic Tile, Laminate
Disclosures: Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall **Roof:** **Flooring:** Ceramic Tile, Laminate
Security Features: **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Touchstone Prop **Management Company Phone:** 566-4100