

PoINCIANA Manor 1015 Aoloa Place Unit 360, Kailua 96734 * PoINCIANA Manor * \$750,000

Bed(s): 3	MLS#: <u>202401072</u>, FS	Year Built: 1975
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,466	List Date & DOM: 01-19-2024 & 110	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 257	Frontage:	Building: \$593,900
Sq. Ft. Other: 0	Tax/Year: \$256/2023	Land: \$284,900
Total Sq. Ft. 1,723	Neighborhood: Kailua Town	Total: \$878,800
Maint./Assoc. \$823 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three+ / No
Parking: Assigned, Covered - 2, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Blank canvas awaiting you! This is the largest layout available in the complex. Featuring an open comfortable floorplan, a large covered lanai with treetop views, 3 bedrooms on second floor, 2 assigned parking stalls and plenty of guest parking. Living at Poinciana Manor is offering excellent location in midst Kailua, a salt-water pool, Koi Pond, BBQ area, playground and pavilion all nestled among lush tropical grounds. Unlock it's incredible potential and make it the home of your dreams. **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1015 Aolua Place 360	\$750,000	3 & 2/1	1,466 \$512	220,762 \$3	257	51%	3	110

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aolua Place 360	\$256 \$823 \$0	\$284,900	\$593,900	\$878,800	85%	1975 & NA

1015 Aoloa Place 360 - MLS#: [202401072](#) - Blank canvas awaiting you! This is the largest layout available in the complex. Featuring an open comfortable floorplan, a large covered lanai with treetop views, 3 bedrooms on second floor, 2 assigned parking stalls and plenty of guest parking. Living at Poinciana Manor is offering excellent location in midst Kailua, a salt-water pool, Koi Pond, BBQ area, playground and pavilion all nestled among lush tropical grounds. Unlock it's incredible potential and make it the home of your dreams. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Fair **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number