

Poinciana Manor 1015 Aoloa Place Unit 236, Kailua 96734 * Poinciana Manor * \$699,000

Beds: 2	MLS#: 202408077, FS	Year Built: 1975
Bath: 2/0	Status: Active Under Contract	Remodeled: 2023
Living Sq. Ft.: 959	List Date & DOM: 04-17-2024 & 6	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 266	Frontage:	Building: \$526,600
Sq. Ft. Other: 0	Tax/Year: \$173/2024	Land: \$186,200
Total Sq. Ft. 1,225	Neighborhood: Kailua Town	Total: \$712,800
Maint./Assoc. \$823 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Guest, Street	Frontage:	
Zoning: 12 - A-2 Medium Density Apartme	View: Garden, Sunrise	

Public Remarks: Welcome home to this beautifully upgraded home in Poinciana Manor. This is one of the largest 2-bedroom floorplans in the complex at 959 sqft with an added bonus of a 266 sqft lanai. Located on the windward side of the building, this unit receives refreshing onshore trade winds for a much cooler ambient temperature than other sections of this complex. The living room receives beautiful morning sunlight and after mid morning it is shaded for the rest of the day which helps to keep the unit cool all afternoon and evening. This suite boasts a beautifully remodeled kitchen & primary bathroom. Many other upgrades in 2023 include fresh paint, high quality vinyl flooring, quartz counter tops, new cabinets & kitchen appliances, and smart lighting. This desirable location in heart of Kailua offers an amazing array of amenities. Enjoy the peaceful grounds, entertain in the large open pavilion surrounded by a koi pond, celebrate in the second pavilion with BBQ's, and take a dip in the salt-water pool. Conveniently located just a short distance to Kailua Beach, Target, Whole Foods & shopping. You'll also enjoy the two covered side by side parking spaces and extra storage. **Sale Conditions:** None **Schools:** , , * [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 236	\$699,000	2 & 2/0	959 \$729	220,762 \$3	266	51%	2	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloa Place 236	\$173 \$823 \$0	\$186,200	\$526,600	\$712,800	98%	1975 & 2023

1015 Aolua Place 236 - MLS#: [202408077](#) - Welcome home to this beautifully upgraded home in Poinciana Manor. This is one of the largest 2-bedroom floorplans in the complex at 959 sqft with an added bonus of a 266 sqft lanai. Located on the windward side of the building, this unit receives refreshing onshore trade winds for a much cooler ambient temperature than other sections of this complex. The living room receives beautiful morning sunlight and after mid morning it is shaded for the rest of the day which helps to keep the unit cool all afternoon and evening. This suite boasts a beautifully remodeled kitchen & primary bathroom. Many other upgrades in 2023 include fresh paint, high quality vinyl flooring, quartz counter tops, new cabinets & kitchen appliances, and smart lighting. This desirable location in heart of Kailua offers an amazing array of amenities. Enjoy the peaceful grounds, entertain in the large open pavilion surrounded by a koi pond, celebrate in the second pavilion with BBQ's, and take a dip in the salt-water pool. Conveniently located just a short distance to Kailua Beach, Target, Whole Foods & shopping. You'll also enjoy the two covered side by side parking spaces and extra storage. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Garden, Sunrise **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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