## 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

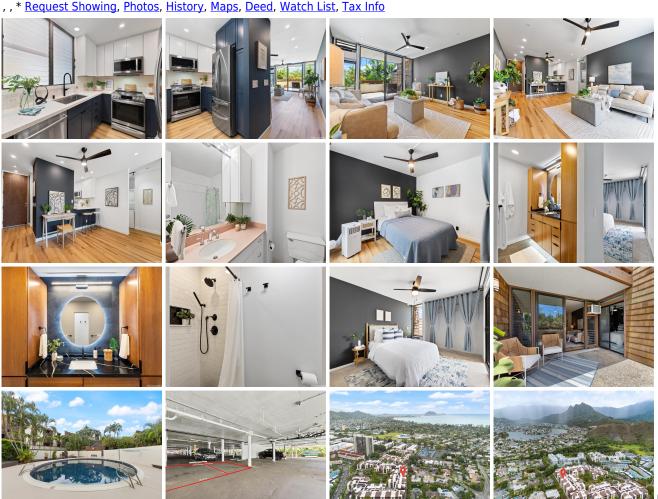
 Total Sq. Ft. 1,225
 Neighborhood: Kailua Town
 Total: \$712,800

 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 Mans Deed Watch List Tay Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1015 Aoloa Place 236	\$699,000	2 & 2/0	959   \$729	220,762   \$3	266	51%	2	6

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