[Poinciana Manor 1015 Aoloa Place Unit 236, Kailua 96734](#) * $699,000

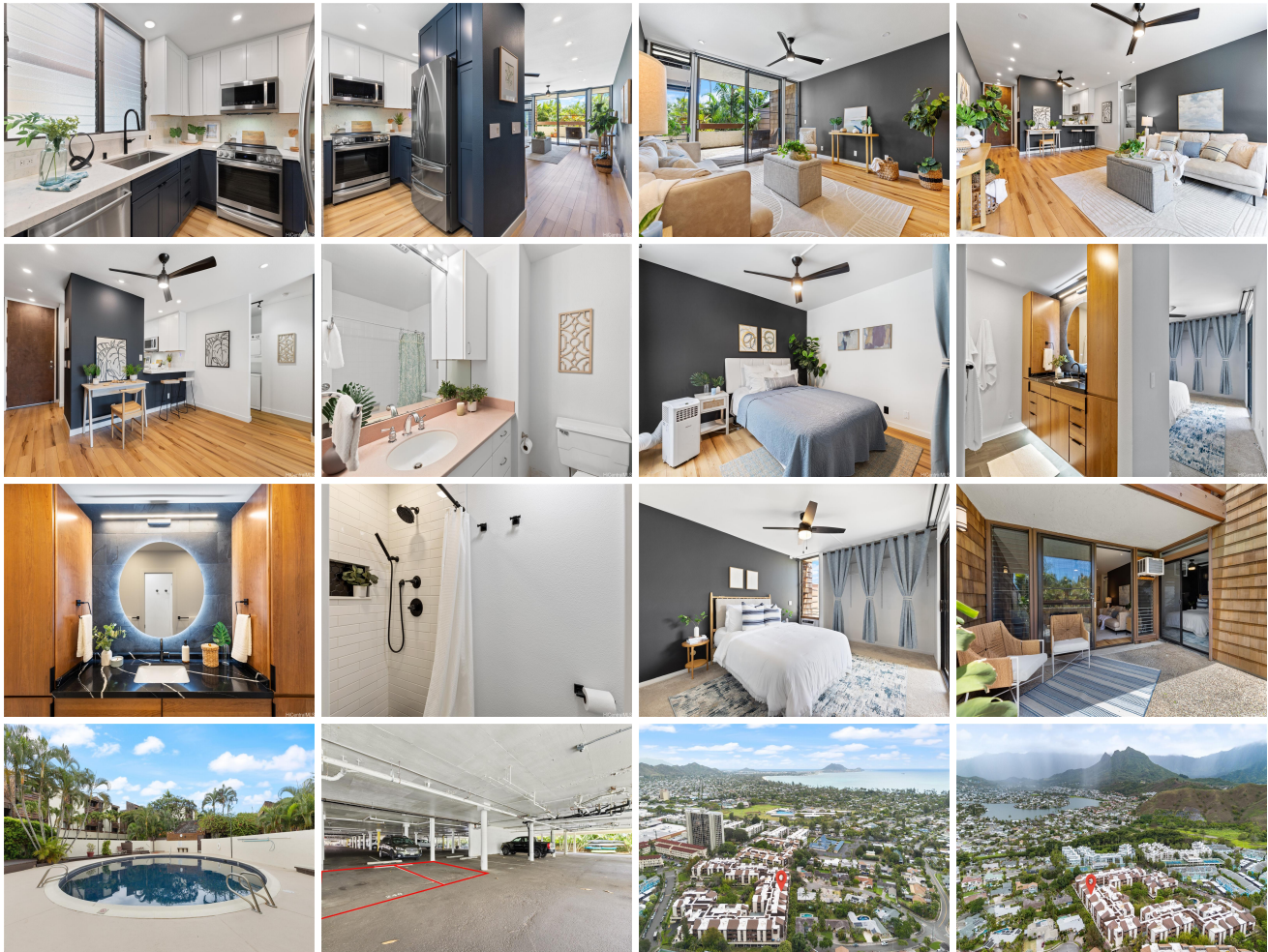|		
Beds: **2**	MLS#: **[202408077](#), FS**	Year Built: **1975**
Bath: **2/0**	Status: **Active Under Contract**	Remodeled: **2023**
Living Sq. Ft.: **959**	List Date & DOM: **04-17-2024** & **6**	Total Parking: **2**
Land Sq. Ft.: **220,762**	Condition: **Above Average**	[Assessed Value](#)
Lanai Sq. 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.	DOM
[1015 Aoloa Place 236](#)	[$699,000](#)	2 & 2/0	959 | $729	220,762 | $3	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 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