

**Windward Harbour 1030 Aolaa Place Unit 105B, Kailua 96734 Windward Harbour**

|                              |                                                              |                                                          |
|------------------------------|--------------------------------------------------------------|----------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">201902990</a>                              | Parcel#: <a href="#">1-4-2-001-049-0009</a>              |
| List Price: \$660,000        | Original Price: \$660,000                                    | Price Change: \$0                                        |
| Beds: 3   Baths: 2/0         | Year Built: 1980                                             | Remodeled: 2012                                          |
| Region: Kailua               | Neighborhood: Kailua Town                                    | Building: Windward Harbour                               |
| Living Sq Ft: 1,200          | Other Sq Ft: 0                                               | Total Sq Ft: 1,320                                       |
| Land Sq Ft: 160,693          | Land Tenure: FS - Fee Simple                                 | Lanai Sq Ft: 120                                         |
| Total Parking: 2             | Date Listed: 01-25-2019                                      | Days on Market: 27                                       |
| View: Garden                 | Frontage: Lake/Pond                                          | Type: Condo/Townhouse                                    |
| Assessed Building: \$375,700 | Assessed Land: \$287,500                                     | Assessed Value: \$663,200                                |
| Taxes: \$190   Year: 2018    | Maintenance Fee: \$880                                       | Association Fee: \$0                                     |
| Flood Zone: Zone AE          | Stories: 4-7                                                 | CPR: No                                                  |
| Condition: Excellent         | Parking: Assigned, Covered - 2, Guest, Secured Entry, Tandem | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$645,000       | Close Date: 05-10-2019                                       | Financing: Conventional   Concessions:                   |
| Elementary: Kailua           | Middle School: Kailua                                        | High School: Kailua                                      |

**Public Remarks:** You'll love this sophisticated ground floor unit with a resort-like ambiance in the heart of Kailua town! Capture the sights and sounds of waterfalls, birds chirping, ducks swimming all surrounded by a landscape of koi ponds and manicured tropical gardens. Peace and tranquility describes this gem, remodeled in 2012 with designer kitchen/baths, hardwood bamboo floors, and automatic shutters on your 120 sq. ft. lanai. Amenities include a tennis court, pool, Jacuzzi, sauna, extra storage, and more. Two convenient parking stalls on the same level. Pets allowed. Enjoy the lifestyle of Kailua's small community with nearby boutiques, small businesses, eateries, and of course the gorgeous beaches for all you water sports enthusiasts! Click on the video tour to see this fantastic unit. This is not your typical short sale, VA loan. Seller is not in default, lender can close in 30 days. Attractive assumable loan option as well. **Sale Conditions:** Short Sale \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Meeting Room, Patio/Deck, Pool on Property, Recreation Area, Recreation Room, Sauna, Security Guard, Storage, Tennis Court, Trash Chute, Whirlpool **Utilities:** **Construction:** Concrete, Double Wall **Lot Features:** **Floor:** Ceramic Tile, Hardwood, Vinyl **Disclosures:** Lender Approval Required, Pets Allowed (Verify), Property Disclosure Stmt, See Remarks **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Concrete, Double Wall **Roof:** **Flooring:** Ceramic Tile, Hardwood, Vinyl **Security Features:** Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** Hawaiiana Mgmt **Management Company Phone:** 593-9100

