

Windward Passage 322 Aolaa Street Unit PH8, Kailua 96734 Windward Passage

Status: Sold	MLS#: 202202082	Parcel#: 1-4-2-001-046-0199
List Price: \$599,000	Original Price: \$599,000	Price Change: \$0
Beds: 1 Baths: 1/0	Year Built: 1979	Remodeled: 2004
Region: Kailua	Neighborhood: Kailua Town	Building: Windward Passage
Living Sq Ft: 737	Other Sq Ft: 0	Total Sq Ft: 737
Land Sq Ft: 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 1	Date Listed: 02-01-2022	Days on Market: 22
View: City, Mountain, Sunset	Frontage:	Type: Condo/Townhouse
Assessed Building: \$454,300	Assessed Land: \$77,400	Assessed Value: \$531,700
Taxes: \$155 Year: 2021	Maintenance Fee: \$672	Association Fee: \$0
Flood Zone: Zone X	Stories: 15-20	CPR: No
Condition: Above Average	Parking: Covered - 1, Garage, Guest, Secured Entry	Zoning : 12 - A-2 Medium Density Apartme
Close Price: \$599,000	Close Date: 04-29-2022	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: You'll love the airy, top-of-the-world ambience in this rarely available and spacious PENTHOUSE with floor-to-ceiling windows offering panoramic Koolau and sunset views! Wonderful privacy and a flexible floor plan accommodate your personal needs and preferences. Luxurious amenities offer a lifestyle unmatched anywhere else in Kailua! Close to beach and a short walk to park, rec center, shops, restaurants. Ground floor storage unit for bikes/boards, etc. In good condition and repair. Careful/respectful maintenance by long-term tenants. Enjoy it as-is or upgrade to your personal taste. Includes Home Warranty. Photos coming soon. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Home Warranty, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Car Wash, Club House, Dog Park, Doorman, Exercise Room, Fire Sprinkler, Heated Pool, Meeting Room, Patio/Deck, Pool on Property, Recreation Room, Resident Manager, Sauna, Security Guard, Storage, Tennis Court, Trash Chute, Wall/Fence, Whirlpool **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Non Resident Owner, Pet on Property, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Card, Key, Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100

