

## Windward Passage 322 Aolaa Street Unit 505, Kailua 96734 Windward Passage

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|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status: Active                      | MLS#: <a href="#">202528258</a>                                                                                                                                                                                                                 | Parcel#: <a href="#">1-4-2-001-046-0040</a>                                                                                                                                                                                                     |
| List Price: \$795,000               | Original Price: \$795,000                                                                                                                                                                                                                       | Price Change: \$0                                                                                                                                                                                                                               |
| Beds: 2   Baths: 2/0                | Year Built: 1979                                                                                                                                                                                                                                | Remodeled:                                                                                                                                                                                                                                      |
| Region: Kailua                      | Neighborhood: Kailua Town                                                                                                                                                                                                                       | Building: Windward Passage                                                                                                                                                                                                                      |
| Living Sq Ft: 964                   | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b><br>0 | Total Sq Ft: 1,056                                                                                                                                                                                                                              |
| Land Sq Ft: 134,600                 | Land Tenure: FS - Fee Simple                                                                                                                                                                                                                    | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b><br>0 |
| Total Parking: 2                    | Date Listed: 03-07-2026                                                                                                                                                                                                                         | Days on Market: 154                                                                                                                                                                                                                             |
| View: Garden, Sunrise               | Frontage: Other                                                                                                                                                                                                                                 | Type: Condo/Townhouse                                                                                                                                                                                                                           |
| Assessed Building: \$751,300        | Assessed Land: \$112,000                                                                                                                                                                                                                        | Assessed Value: \$863,300                                                                                                                                                                                                                       |
| Taxes: \$252   Year: 2025           | Maintenance Fee: \$1,130                                                                                                                                                                                                                        | Association Fee: \$0                                                                                                                                                                                                                            |
| Flood Zone: Zone X                  | Stories: 15-20                                                                                                                                                                                                                                  | CPR: No                                                                                                                                                                                                                                         |
| Condition: Excellent, Above Average | Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry, Street                                                                                                                                                                            | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme                                                                                                                                                                                        |
| Elementary: Kailua                  | Middle School: Kailua                                                                                                                                                                                                                           | High School: Kailua                                                                                                                                                                                                                             |

**Public Remarks:** A gorgeous, breezy light-filled space is yours with this remodeled 2 BR/2 Full BA condo in the premiere Windward Passage building. Features include a tree-top view, smooth/no-popcorn ceiling, fresh paint, new lighting and fans, and new primary bedroom carpet. Oak cabinets and granite counters with a breakfast bar, complement the expanded kitchen area. This condo has great storage and includes a separate exterior locker, as well as common spaces for surfboard, bike, and kayak storage. Building amenities are many: on-site manager, 24/7 security, pool, spa, fitness center, dog park, recreation area near pool, recreation/party room, and even tennis and pickle ball courts. The Windward Passage plumbing project is also complete, meaning new toilets, as well as new drain and supply lines, and shut-off valves for all units in building. Garage spalling project ongoing and near completion. This building is very well-maintained and already includes sprinklers and other fire safety measures. Pet friendly and the minimum rental period is 6 mo. The building is ideally located in the center of Kailua, within a mile of Kailua Beach and just a few blocks to shopping (Target/Whole Foods/Safeway etc.) and many restaurants. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Blinds, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Car Wash, Condo Association Pool, Dog Park, Exercise Room, Fire Sprinkler, Heated Pool, Patio/Deck, Pool on Property, Recreation Area, Recreation Room, Resident Manager, Sauna, Security Guard, Storage, Tennis Court, Trash Chute, Walking/Jogging Path, Whirlpool **Utilities:**

**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 206

**Construction:** Concrete, Steel Frame **Lot Features:**

**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 216

**Floor:** Marble/Granite, Other, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Steel Frame **Roof:** **Flooring:** Marble/Granite, Other, W/W Carpet

**Security Features:** Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** (808) 593-9100



