

**Windward Passage 322 Aoloa Street Unit 309, Kailua 96734 Windward Passage**

|                              |                                                                                                                                                                                                                 |                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Status: Active               | MLS#: <b>202605842</b>                                                                                                                                                                                          | Parcel#: <b>1-4-2-001-046-0020</b>                      |
| List Price: \$649,000        | Original Price: \$678,000                                                                                                                                                                                       | Price Change: \$-29,000                                 |
| Beds: 2   Baths: 2/0         | Year Built: 1979                                                                                                                                                                                                | Remodeled:                                              |
| Region: Kailua               | Neighborhood: Kailua Town                                                                                                                                                                                       | Building: Windward Passage                              |
| Living Sq Ft: 956            | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="#">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>126</b><br>0  | Total Sq Ft: 1,048                                      |
| Land Sq Ft: 134,600          | Land Tenure: FS - Fee Simple                                                                                                                                                                                    | Lanai Sq Ft: 92                                         |
| Total Parking: 2             | Date Listed: 03-24-2026                                                                                                                                                                                         | Days on Market: 137                                     |
| View: None                   | Frontage:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in<br><a href="#">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>141</b> | Type: Condo/Townhouse                                   |
| Assessed Building: \$690,800 | Assessed Land: \$112,000                                                                                                                                                                                        | Assessed Value: \$802,800                               |
| Taxes: \$235   Year: 2025    | Maintenance Fee: \$1,130                                                                                                                                                                                        | Association Fee: \$0                                    |
| Flood Zone: Zone X           | Stories: One                                                                                                                                                                                                    | CPR: No                                                 |
| Condition: Above Average     | Parking: Assigned, Covered - 1, Guest, Open - 1, Tandem                                                                                                                                                         | <a href="#">Zoning:</a> 12 - A-2 Medium Density Apartme |
| Elementary: Kailua           | Middle School: Kailua                                                                                                                                                                                           | High School: Kalaheo                                    |

**Public Remarks:** Enjoy island living in this beautifully situated 2-bedroom, 2-bath condo in the heart of Kailua. Offering 956 sq ft of interior space plus a generous 92 sq ft lanai, this residence features floor-to-ceiling windows that fill the home with natural light and capture an indoor-outdoor lifestyle. The well-maintained, pet-friendly building offers a full suite of amenities including a pool, fitness center, tennis courts, storage, bike and surf racks, on-site manager, security, and fire sprinklers. Added convenience with in-unit washer/dryer. Ideally located just minutes from shopping, dining, and world-famous beaches, this is an exceptional opportunity to enjoy the best of Kailua living. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Community Association Pool, Exercise Room, Resident Manager, Tennis Court **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 **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:** Ceramic Tile, Laminate, Other **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, Laminate, Other **Security Features:** Card, Key **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgt **Management Company Phone:** 808-593-9100

