

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

Status: Sold	MLS#: 201902990	Parcel#: 1-4-2-001-049-0009
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	Zoning : 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

