

**Windward Harbour 1030 Aoloa Place Unit 104A, Kailua 96734 Windward Harbour**

|                                     |                                                                                                                                                                                                                |                                                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Status: Sold                        | MLS#: <a href="#">202510192</a>                                                                                                                                                                                | Parcel#: <a href="#">1-4-2-001-049-0007</a>              |
| List Price: \$700,000               | Original Price: \$700,000                                                                                                                                                                                      | Price Change: \$0                                        |
| Beds: 3   Baths: 2/0                | Year Built: 1980                                                                                                                                                                                               | Remodeled:                                               |
| Region: Kailua                      | Neighborhood: Kailua Town                                                                                                                                                                                      | Building: Windward Harbour                               |
| Living Sq Ft: 1,200                 | 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: 1,320                                       |
| Land Sq Ft: 160,693                 | Land Tenure: FS - Fee Simple                                                                                                                                                                                   | Lanai Sq Ft: 120                                         |
| Total Parking: 2                    | Date Listed: 04-17-2025                                                                                                                                                                                        | Days on Market: 3                                        |
| View: Garden                        | Frontage: Other                                                                                                                                                                                                | Type: Condo/Townhouse                                    |
| Assessed Building: \$594,800        | Assessed Land: \$284,800                                                                                                                                                                                       | Assessed Value: \$879,600                                |
| Taxes: \$206   Year: 2024           | Maintenance Fee: \$1,251                                                                                                                                                                                       | Association Fee: \$0                                     |
| Flood Zone: Zone AEF                | Stories:<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>156</b> | CPR: No                                                  |
| Condition: Fair, Needs Major Repair | Parking: Covered - 2, Secured Entry, Street, Tandem                                                                                                                                                            | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$660,000              | Close Date: 05-23-2025                                                                                                                                                                                         | Financing: Cash   Concessions: 10000                     |
| Elementary:                         | Middle School:                                                                                                                                                                                                 | High School:                                             |

**Public Remarks:** Opportunity knocks at Windward Harbour! This ground-floor unit is ready for your personal and/or professional touch. Enjoy the ease of no elevators, the spacious lanai for outdoor living, and beautiful mauka, garden, and waterway views. While the unit is being sold As-Is and does not include appliances, it is priced to sell - offering great potential for customization. The bedroom(s) flooring was updated at some point and, with some attention, could be refreshed to complement your vision. If you love the great outdoors, Windward Harbour offers tennis courts, pool, hot tub, sauna, walking areas, and BBQ area. Kailua offers multiple Farmer's Markets throughout the week, boasts Oahu's first Tokyo Central store, restaurants, boutiques, and all that makes Kailua a desirable beach town. Pet friendly (please verify). Don't miss this great chance to create a home that truly fits your style! 104A comes with tandem parking as well! **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Ceiling Fan **Amenities:** BBQ, Car Wash, Club House, Condo Association Pool, Meeting Room, Patio/Deck, Pool on Property, Resident Manager, Sauna, Security Guard, Storage, Tennis Court, Trash Chute, Walking/jogging Path, Wall/Fence, 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:** Above Ground, Concrete, Slab **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, Other **Disclosures:** Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Above Ground, Concrete, Slab **Roof:** **Flooring:** Ceramic Tile, Other **Security Features:** Gated Community, Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt **Management Company Phone:** 808-593-1900

