

Windward Passage 322 Aoloa Street Unit 208, Kailua 96734 Windward Passage

Status: Active	MLS#: 202513528	Parcel#: 1-4-2-001-046-0008
List Price: \$469,999	Original Price: \$425,000	Price Change: \$44,999
Beds: 1 Baths: 1/0	Year Built: 1979	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Windward Passage
Living Sq Ft: 737	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 737
Land Sq Ft: 134,600	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 1	Date Listed: 06-04-2025	Days on Market: 421
View: None	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$518,500	Assessed Land: \$89,600	Assessed Value: \$608,100
Taxes: \$122 Year: 2025	Maintenance Fee: \$798	Association Fee: \$0
Flood Zone: Zone X	Stories: 21+	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 1, Guest	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: Short sale lender has already done their Broker Price Opinion. Just need your offer. Welcome to Windward Passage in the heart of Kailua! This spacious 1-bedroom, 1-bath condo features a bright and open layout with floor to ceiling windows. Enjoy an upgraded kitchen and in-unit washer/dryer. The pet-friendly building offers top-notch amenities including a pool, tennis courts, fitness center, sauna, BBQ areas, guest parking, and 24-hour security. One covered parking stall included. Just minutes to world-famous Kailua Beach, Whole Foods, Target, restaurants, and shops. Live the Kailua lifestyle—don't miss this opportunity! **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: AC Window Unit, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Car Wash, Condo Association Pool, Dog Park, Exercise Room, Patio/Deck, Recreation Area, Resident Manager, Sauna, Security Guard, Storage, Tennis Court, Trash Chute **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, W/W Carpet **Disclosures:** Lender Approval Required **Land Recorded:** Regular System **Furnished:** Full **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100

