

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

Status: Active	MLS#: 202528258	Parcel#: 1-4-2-001-046-0040
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: 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: 1,056
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: 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	Zoning : 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

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

