Windward Passage 322 Aoloa Street Unit 709, Kailua 96734 Windward Passage

Status: Active	MLS#: **202528439**	Parcel#: **1-4-2-001-046-0068**
List Price: $699,000	Original Price: $699,000	Price Change: $0
Beds: 2 | Baths: 2/0	Year Built: 1979	Remodeled:
Region: Kailua	Neighborhood: Kailua Town	Building: Windward Passage
Living Sq Ft: 956	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 1,048
Land Sq Ft: 134,600	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 92
Total Parking: 2	Date Listed: 12-29-2025	Days on Market: 284
View: Coastline	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: $703,200	Assessed Land: $112,000	Assessed Value: $815,200
Taxes: $191 | Year: 2025	Maintenence Fee: $1,130	Association Fee: $0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Average	Parking: Assigned, Covered - 1, Guest, Open - 1, Secured Entry, Tandem	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: On the makai side of the bldg with a coastline view. Unit fire sprinklers and bldg plumbing update has been completed. Both baths have walk-in showers. Updated kitchen appliances. Tandem parking and storage locker. Current monthly: $1,129.75 (MF: $997.44, MF Reserve: $132.31). Located minutes away from Kailua Town shopping and restaurants. Resort style living in Kailua! EV charger on property, 1 Pickle Ball Court, 2 Tennis Courts and Racquetball Court. Condo unit has keyed access. Property is to be sold "AS IS". List price is FIRM and has taken into account upcoming loan (Exact amount has not been determined). **Sale Conditions:** None * Photos, History

Inclusions: Ceiling Fan, Drapes, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Car Wash, Dog Park, Exercise Room, Fire Sprinkler, Meeting Room, Other, Pool on Property, Resident Manager, Security Guard, Storage, Tennis Court, Trash Chute, Whirlpool **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **206**
Construction: Concrete, Double Wall **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($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:** Call Listor **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete,Double Wall **Roof:** **Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Key,Keyed Elevator **Easements: Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt **Management Company Phone:** 808-593-9100