

Windward Passage 322 Aolaa Street Unit 1601, Kailua 96734 Windward Passage

Status: Active	MLS#: 202617370	Parcel#: 1-4-2-001-046-0168
List Price: \$1,385,000	Original Price: \$1,385,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 1979	Remodeled: 2020
Region: Kailua	Neighborhood: Kailua Town	Building: Windward Passage
Living Sq Ft: 1,229	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: 1,321
Land Sq Ft: 134,600	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 92
Total Parking: 5	Date Listed: 09-16-2026	Days on Market: 24
View: Coastline, Golf Course, Mountain, Ocean, Other, Sunrise	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$833,200	Assessed Land: \$134,400	Assessed Value: \$967,600
Taxes: \$282 Year: 2026	Maintenance Fee: \$1,171	Association Fee: \$0
Flood Zone: Zone X	Stories: 15-20	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 3+, Guest, Secured Entry, Street	Zoning : 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: Rarely available 16th floor 01 stack at Windward Passage, just two floors from the top offering spectacular ocean, mountain and sunrise views from nearly every room! Originally a 3 bedroom 2 bath residence, the third bedroom has been thoughtfully opened to create an inviting sitting room and bar area, giving the home a spacious, open feel. The beautifully remodeled kitchen is complemented by extensive built-ins and storage surrounding the dining area. Located on the quieter side of the building, enjoy refreshing breezes and peaceful island living while being just a stroll from Kailua Town's Whole Foods, boutiques, restaurants and shops, and the famous 3 mile stretch of white sandy Kailua Beach. Unmatched windward-side amenities include a heated saltwater pool, spa, tennis, pickleball and squash courts, fitness center, dog park, recently remodeled clubhouse, and storage for bikes, surfboards and kayaks. Pets and parking. VA approved. An exceptional Kailua lifestyle with a view!! This has FIVE parking stalls!! Rent three out to subsidize your HOA fee! It's like lowering your interest rate!! **Sale**
Conditions: None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Auto Garage Door Opener, Book Shelves, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Other, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Car Wash, Club House, Dog Park, Exercise Room, Fire Sprinkler, Heated Pool, Meeting Room, Other, Patio/Deck, Pool on Property, Recreation Room, Resident Manager, Sauna, 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, Masonry/Stucco **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, Vinyl **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Double Wall, Masonry/Stucco **Roof:** **Flooring:** Ceramic Tile, Vinyl **Security Features:** Card, Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None

Management Company: Hawaiiana **Management Company Phone:** 808-593-9100