

**Windward Passage 322 Aolaa Street Unit 1608, Kailua 96734 \* Windward Passage \*****\$548,888**

|                                                                 |                                                   |                                  |
|-----------------------------------------------------------------|---------------------------------------------------|----------------------------------|
| Beds: <b>1</b>                                                  | MLS#: <b>201512290, FS</b>                        | Year Built: <b>1979</b>          |
| Bath: <b>1/0</b>                                                | Status: <b>Cancelled</b>                          | Remodeled: <b>2015</b>           |
| Living Sq. Ft.: <b>737</b>                                      | List Date & DOM: <b>07-22-2015 &amp; 153</b>      | Total Parking: <b>1</b>          |
| Land Sq. Ft.: <b>134,600</b>                                    | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>   |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$356,300</b>       |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$120/2015</b>                       | Land: <b>\$56,200</b>            |
| Total Sq. Ft. <b>737</b>                                        | Neighborhood: <b>Kailua Town</b>                  | Total: <b>\$412,500</b>          |
| Maint./Assoc. <b>\$483 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>15-20 / No</b> |
| Parking: <b>Covered - 1</b>                                     | Frontage:                                         |                                  |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Mountain</b>                             |                                  |

**Public Remarks:** Enjoy breathtaking views of the Koolaus and Enchanted Lake from this high floor home. This unit has been thoughtfully remodeled with the finest materials from top to bottom: new cabinets and granite counters, new tile flooring, new lighting, new plumbing fixtures, new appliances, new window coverings, and new ceiling fans. "Popcorn" ceiling has been removed. Building has great management and resort-like amenities. All this and pet-friendly too. Prepare to fall in love! **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                               | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|---------------------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">322 Aolaa Street 1608</a> | <b>\$548,888</b> | 1 & 1/0  | 737   \$745   | 134,600   \$4 | 0     | 51%  | 16 | 153 |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">322 Aolaa Street 1608</a> | \$120   \$483   \$0 | \$56,200      | \$356,300         | \$412,500      | 133%  | 1979 & 2015      |

[322 Aolaa Street 1608](#) - MLS#: [201512290](#) - Enjoy breathtaking views of the Koolaus and Enchanted Lake from this high floor home. This unit has been thoughtfully remodeled with the finest materials from top to bottom: new cabinets and granite counters, new tile flooring, new lighting, new plumbing fixtures, new appliances, new window coverings, and new ceiling fans. "Popcorn" ceiling has been removed. Building has great management and resort-like amenities. All this and pet-friendly too. Prepare to fall in love! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Covered - 1 **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number