

Windward Passage 322 Aolaa Street Unit 1608, Kailua 96734 * Windward Passage ***\$536,000 * Originally \$549,000**

Sold Price: \$525,000	Sold Date: 06-09-2016	Sold Ratio: 98%
Beds: 1	MLS#: 201601549, FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled: 2015
Living Sq. Ft.: 737	List Date & DOM: 01-28-2016 & 134	Total Parking: 1
Land Sq. Ft.: 134,600	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$457,000
Sq. Ft. Other: 0	Tax/Year: \$120/2015	Land: \$59,400
Total Sq. Ft. 737	Neighborhood: Kailua Town	Total: \$516,400
Maint./Assoc. \$420 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Mountain	

Public Remarks: PRICE REDUCED! Comfortable and spacious one-bedroom with sweeping views of the Koolaus and Enchanted Lake; only building in Kailua with resort-like amenities; remarkably walkable location, close to shops and restaurants of all kinds; unit has been thoughtfully remodeled from top to bottom: new kitchen, new flooring and window coverings; "popcorn" ceiling removed; all this and pet-friendly too! **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
322 Aolaa Street 1608	\$536,000	1 & 1/0	737 \$727	134,600 \$4	0	51%	15	134

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aolaa Street 1608	\$120 \$420 \$0	\$59,400	\$457,000	\$516,400	104%	1979 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aolaa Street 1608	\$525,000	06-09-2016	98%	96%	Conventional 500

[322 Aolaa Street 1608](#) - MLS#: [201601549](#) - Original price was \$549,000 - PRICE REDUCED! Comfortable and spacious one-bedroom with sweeping views of the Koolaus and Enchanted Lake; only building in Kailua with resort-like amenities; remarkably walkable location, close to shops and restaurants of all kinds; unit has been thoughtfully remodeled from top to bottom: new kitchen, new flooring and window coverings; "popcorn" ceiling removed; all this and pet-friendly too! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest **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