Windward Passage 322 Aoloa Street Unit 1210, Kailua 96734 * Windward Passage * $529,000 * Originally $539,000

Sold Price: $518,000	Sold Date: 06-23-2017	Sold Ratio: 98%
Beds: **1**	MLS#: **201705635, FS**	Year Built: **1979**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **713**	List Date & DOM: **03-22-2017** & **50**	Total Parking: **1**
Land Sq. Ft.: **134,600**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$440,600**
Sq. Ft. Other: **0**	Tax/Year: **$146/2016**	Land: **$594,000**
Total Sq. Ft. **713**	Neighborhood: **Kailua Town**	Total: **$500,000**
Maint./Assoc. **$536 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **15-20 / No**
Parking: **Assigned, Covered - 1, Garage, Guest, Secured Entry, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Garden, Marina/Canal, Mountain, Sunrise**	

Public Remarks: Must see! Panoramic Koolau and Enchanted Lake views from every room of this adorable unit! Ceiling to floor windows and slider will have you gazing at the views from sunrise to sunset! Windward Passage is the only high rise in Kailua town and is conveniently located close to shopping, eateries, parks, beach, bus line & more! The open floor plan creates a spacious feel & the unit has been nicely maintained with a fresh coat of paint, updated kitchen & new refrigerator. Resort like amenities, 24 hr security, lots of guest parking & pet friendly! Island living at its best! **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 Aoloa Street 1210	**$529,000**	1 & 1/0	713 | $742	134,600 | $4	0	51%	12	50

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1210	$146 | $536 | $0	$594,000	$440,600	$500,000	106%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street 1210	$518,000	06-23-2017	98%	96%	Conventional 1000

322 Aoloa Street 1210 - MLS#: 201705635 - Original price was $539,000 - Must see! Panoramic Koolau and Enchanted Lake views from every room of this adorable unit! Ceiling to floor windows and slider will have you gazing at the views from sunrise to sunset! Windward Passage is the only high rise in Kailua town and is conveniently located close to shopping, eateries, parks, beach, bus line & more! The open floor plan creates a spacious feel & the unit has been nicely maintained with a fresh coat of paint, updated kitchen & new refrigerator. Resort like amenities, 24 hr security, lots of guest parking & pet friendly! Island living at its best! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Garden, Marina/Canal, Mountain, Sunrise **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