Windward Passage 322 Aoloa Street Unit 1601, Kailua 96734 * Windward Passage * $1,069,000

Sold Price: $1,069,000	Sold Date: 09-16-2020	Sold Ratio: 100%
Beds: **3**	MLS#: **202017165, FS**	Year Built: **1979**
Bath: **2/0**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **1,229**	List Date & DOM: **07-14-2020** & **5**	Total Parking: **5**
Land Sq. Ft.: **0**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **92**	Frontage:	Building: **$786,000**
Sq. Ft. Other: **0**	Tax/Year: **$223/2020**	Land: **$110,000**
Total Sq. Ft. **1,321**	Neighborhood: **Kailua Town**	Total: **$896,000**
Maint./Assoc. **$928 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **15-20 / No**
Parking: **Assigned, Covered - 3+, Guest, Open - 1, Secured Entry, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain, Ocean, Sunrise**	

Public Remarks: Walk right in and start to unwind. Nothing can compare to the Kailua ocean breeze and panorama that pulls you in from the moment you walk thru your front door. That wrap around view glides along every bedroom! Coveted '01 units on a high floor are rarely available and this unit is the highest floor available for sale today. Relax on your lanai and enjoy that private sweet spot up high on the corner. FULLY-FURNISHED, island-style! Brand new kitchen appliances; stainless Whirlpool refrigerator, stove, hood fan, dishwasher. Proudly pull up to Windward Passage, your secured resort with manicured grounds yet so close to Kailua town restaurants, boutiques and the #1 Beach in the world! And a Bonus--FIVE parking stalls, 4 covered; currently one being used and other four rented. Make it yours! **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 1601	$1,069,000	3 & 2/0	1,229 | $870	0 | $inf	92	56%	16	5

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1601	$223 | $928 | $0	$110,000	$786,000	$896,000	119%	1979 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street 1601	$1,069,000	09-16-2020	100%	100%	Conventional

322 Aoloa Street 1601 - MLS#: 202017165 - Walk right in and start to unwind. Nothing can compare to the Kailua ocean breeze and panorama that pulls you in from the moment you walk thru your front door. That wrap around view glides along every bedroom! Coveted '01 units on a high floor are rarely available and this unit is the highest floor available for sale today. Relax on your lanai and enjoy that private sweet spot up high on the corner. FULLY-FURNISHED, island-style! Brand new kitchen appliances; stainless Whirlpool refrigerator, stove, hood fan, dishwasher. Proudly pull up to Windward Passage, your secured resort with manicured grounds yet so close to Kailua town restaurants, boutiques and the #1 Beach in the world! And a Bonus--FIVE parking stalls, 4 covered; currently one being used and other four rented. Make it yours! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 3+, Guest, Open - 1, Secured Entry, Street **Total Parking:** 5 **View:** Mountain, Ocean, 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