

**Windward Harbour 1030 Aoloa Place Unit 409A, Kailua 96734 \* Windward Harbour \***

**\$518,000 \* Originally \$525,000**

Sold Price: \$510,000	Sold Date: 01-08-2021	Sold Ratio: 98%
Beds: <b>1</b>	MLS#: <a href="#">202021954</a> , FS	Year Built: <b>1980</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>865</b>	List Date & DOM: <b>09-13-2020 &amp; 102</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>160,693</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>440</b>	Frontage:	Building: <b>\$309,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$143/2020</b>	Land: <b>\$179,500</b>
Total Sq. Ft. <b>1,305</b>	Neighborhood: <b>Kailua Town</b>	Total: <b>\$488,700</b>
Maint./Assoc. <b>\$711 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>4-7 / No</b>
Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry</b>	Frontage:	

**Zoning: 12 - A-2 Medium Density Apartme**

**View: Garden, Marina/Canal, Mountain, Sunrise**

**Public Remarks:** At the end of a quiet cul-de-sac, this rarely available unit in Windward Harbour is the tropical paradise you've been dreaming of. Located on the lightly-trafficked 4th floor, this spacious 865sqft unit features a 440sqft rooftop lanai, floor-to-ceiling windows, and is on the cooler Lanikai side of the building with unimpeded trade winds. This unit is very clean and ready to move in, comes with 1 dedicated parking stall, features plenty of closet space and has access to a number of amenities, including a Community Room & BBQ, Pool and Spa, Tennis Court, Exercise Room, and features controlled access with a Security Guard. Condo is pet friendly. Association Fees are \$711/mo (includes water). **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="#">1030 Aoloa Place 409A</a>	<b>\$518,000</b>	1 & 1/0	865   \$599	160,693   \$3	440	51%	4	102

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1030 Aoloa Place 409A</a>	\$143   \$711   \$0	\$179,500	\$309,200	\$488,700	106%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1030 Aoloa Place 409A</a>	\$510,000	01-08-2021	98%	97%	Cash

[1030 Aoloa Place 409A](#) - MLS#: [202021954](#) - Original price was \$525,000 - At the end of a quiet cul-de-sac, this rarely available unit in Windward Harbour is the tropical paradise you've been dreaming of. Located on the lightly-trafficked 4th floor, this spacious 865sqft unit features a 440sqft rooftop lanai, floor-to-ceiling windows, and is on the cooler Lanikai side of the building with unimpeded trade winds. This unit is very clean and ready to move in, comes with 1 dedicated parking stall, features plenty of closet space and has access to a number of amenities, including a Community Room & BBQ, Pool and Spa, Tennis Court, Exercise Room, and features controlled access with a Security Guard. Condo is pet friendly. Association Fees are \$711/mo (includes water). **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** 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