

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

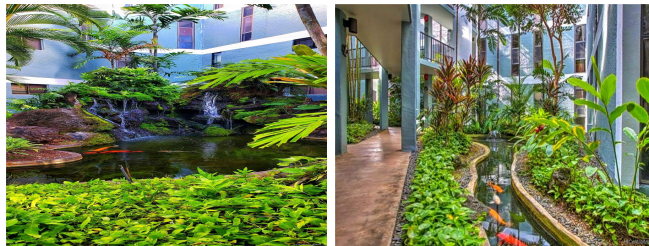
\$518,000 * Originally \$525,000

Sold Price: \$510,000	Sold Date: 01-08-2021	Sold Ratio: 98%
Beds: 1	MLS#: 202021954 , FS	Year Built: 1980
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 865	List Date & DOM: 09-13-2020 & 102	Total Parking: 1
Land Sq. Ft.: 160,693	Condition: Average	Assessed Value
Lanai Sq. Ft.: 440	Frontage:	Building: \$309,200
Sq. Ft. Other: 0	Tax/Year: \$143/2020	Land: \$179,500
Total Sq. Ft. 1,305	Neighborhood: Kailua Town	Total: \$488,700
Maint./Assoc. \$711 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	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
1030 Aoloa Place 409A	\$518,000	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
1030 Aoloa Place 409A	\$143 \$711 \$0	\$179,500	\$309,200	\$488,700	106%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1030 Aoloa Place 409A	\$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