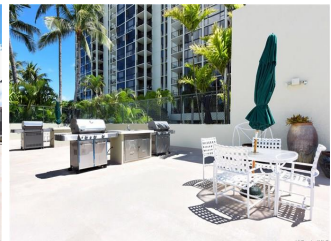


Windward Passage 322 Aolaa Street Unit 603, Kailua 96734 * Windward Passage *

\$629,800 * Originally \$649,000

Sold Price: \$645,000	Sold Date: 04-15-2021	Sold Ratio: 102%
Beds: 2	MLS#: <u>202027063</u> , FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled: 2012
Living Sq. Ft.: 956	List Date & DOM: 10-14-2020 & 116	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 92	Frontage: Other	Building: \$504,500
Sq. Ft. Other: 0	Tax/Year: \$200/2019	Land: \$112,600
Total Sq. Ft. 1,048	Neighborhood: Kailua Town	Total: \$617,100
Maint./Assoc. \$671 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 1, Covered - 2, Tandem	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Tastefully remodeled 2 bedroom 2 bath unit above treetops with a Peekaboo view of the Kailua beach. Unit is located on the desirable side of the building attracting natural flow of breeze. Upgraded kitchen and bathrooms, unit comes with a storage locker. Amenities include: heated pool, tennis courts, racketball court, BBQ area, security Guard, Resident Manager and much more. Close proximity to Kailua town and few blocks away from the famous Kailua beach. Easy access to Pali highway and H3. Kailua not only famous for its beaches but also active life style, lots of outdoor activities to explore. Sold As Is **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 603	\$629,800	2 & 2/0	956 \$659	0 \$inf	92	56%	6	116

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 603	\$200 \$671 \$0	\$112,600	\$504,500	\$617,100	102%	1979 & 2012

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street 603	\$645,000	04-15-2021	102%	99%	Conventional

[322 Aoloa Street 603](#) - MLS#: [202027063](#) - Original price was \$649,000 - Tastefully remodeled 2 bedroom 2 bath unit above treetops with a Peekaboo view of the Kailua beach. Unit is located on the desirable side of the building attracting natural flow of breeze. Upgraded kitchen and bathrooms, unit comes with a storage locker. Amenities include: heated pool, tennis courts, racketball court, BBQ area, security Guard, Resident Manager and much more. Close proximity to Kailua town and few blocks away from the famous Kailua beach. Easy access to Pali highway and H3. Kailua not only famous for its beaches but also active life style, lots of outdoor activities to explore. Sold As Is **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 1, Covered - 2, Tandem **Total Parking:** 2 **View:** Garden **Frontage:** Other **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