Windward Harbour 1030 Aoloa Place Unit 302A, Kailua 96734 * Windward Harbour * $675,000

Sold Price:	$685,000	Sold Date:	03-10-2021	Sold Ratio:	101%
Beds:	**3**	MLS#:	**202029934, FS**	Year Built:	**1980**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,675**	List Date & DOM:	**12-16-2020** & **16**	Total Parking:	**2**
Land Sq. Ft.:	**160,693**	Condition:	**Above Average, Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$426,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$208/2020**	Land:	**$286,700**
Total Sq. Ft.	**1,675**	Neighborhood:	**Kailua Town**	Total:	**$712,900**
Maint./Assoc.	**$1,205 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three, Split Level / No**
Parking:	**Assigned, Covered - 2, Garage, Guest, Secured Entry, Street**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Garden, Mountain**		

Public Remarks: This split level 3 bedroom 2 bath 2 parking home is perfect for the master chef! The kitchen has been completely reconfigured with extra pantry, cabinet and counter space, a newer fridge plus a separate full size freezer. Large open living/dining room has travertine marble floors, and recessed and cove lighting. Stack washer/dryer and lots of storage. The primary suite is a DIAMOND in the rough - huge bedroom, closets, dual vanities/sinks - BRING YOUR CONTRACTOR and make this your dream bedroom suite! 2 more bedrooms and renovated bathroom on the 2nd level; then up the stairs to your rooftop lanai with 360 degree views! These Windward Harbour rooftop lanai units are highly sought after, and this one is a value with its potential! Some photos have been virtually staged and enhanced. **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 302A	$675,000	3 & 2/0	1,675 | $403	160,693 | $4	0	49%	3	16

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1030 Aoloa Place 302A	$208 | $1,205 | $0	$286,700	$426,200	$712,900	95%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1030 Aoloa Place 302A	$685,000	03-10-2021	101%	101%	Conventional

1030 Aoloa Place 302A - MLS#: 202029934 - This split level 3 bedroom 2 bath 2 parking home is perfect for the master chef! The kitchen has been completely reconfigured with extra pantry, cabinet and counter space, a newer fridge plus a separate full size freezer. Large open living/dining room has travertine marble floors, and recessed and cove lighting. Stack washer/dryer and lots of storage. The primary suite is a DIAMOND in the rough - huge bedroom, closets, dual vanities/sinks - BRING YOUR CONTRACTOR and make this your dream bedroom suite! 2 more bedrooms and renovated bathroom on the 2nd level; then up the stairs to your rooftop lanai with 360 degree views! These Windward Harbour rooftop lanai units are highly sought after, and this one is a value with its potential! Some photos have been virtually staged and enhanced. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average, Average **Parking:** Assigned, Covered - 2, Garage, Guest, Secured Entry, Street **Total Parking:** 2 **View:** Garden, Mountain **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