## Windward Passage 322 Aoloa Street Unit 1210, Kailua 96734 * Windward Passage * $598,000

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|---|---|---|---|---|---|
| Beds: | **1** | MLS#: | **202116389, FS** | Year Built: | **1979** |
| Bath: | **1/0** | Status: | **Cancelled** | Remodeled: | |
| Living Sq. Ft.: | **713** | List Date & DOM: | **07-07-2021** & **36** | Total Parking: | **1** |
| Land Sq. Ft.: | **134,600** | Condition: | **Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | | Building: | **$428,400** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$148/2021** | Land: | **$77,400** |
| Total Sq. Ft. | **713** | Neighborhood: | **Kailua Town** | Total: | **$505,800** |
| Maint./Assoc. | **$644 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **15-20 / No** |
| Parking: | **Assigned, Covered - 1, Garage, Guest, Secured Entry, Street** | Frontage: | | | |
| Zoning: | **12 - A-2 Medium Density Apartme** | View: | **City, Garden, Marina/Canal, Mountain** | | |

**Public Remarks:** This is your chance to enjoy the Kailua lifestyle at an affordable price. This extra large 1 bedroom high floor, mountain view unit includes a washer/dryer, open floor plan, and secure covered parking. No other building in Kailua has the combination of amenities and view like Windward Passage. Amenities include a gym, heated salt water pool, hot tub, BBQs, dog park, 3 tennis courts utilized for pickle ball as well, 2 racquetball courts, storage locker, 24/7 security, meeting room and more. ~ 15 minute walk to the beach and even less to the shops and restaurants. **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 1210 | $598,000 | 1 & 1/0 | 713 \| $839 | 134,600 \| $4 | 0 | 55% | 12 | 36 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 322 Aoloa Street 1210 | $148 \| $644 \| $0 | $77,400 | $428,400 | $505,800 | 118% | 1979 & NA |

322 Aoloa Street 1210 - MLS#: 202116389 - This is your chance to enjoy the Kailua lifestyle at an affordable price. This extra large 1 bedroom high floor, mountain view unit includes a washer/dryer, open floor plan, and secure covered parking. No other building in Kailua has the combination of amenities and view like Windward Passage. Amenities include a gym, heated salt water pool, hot tub, BBQs, dog park, 3 tennis courts utilized for pickle ball as well, 2 racquetball courts, storage locker, 24/7 security, meeting room and more. ~ 15 minute walk to the beach and even less to the shops and restaurants. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Garden, Marina/Canal, 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