

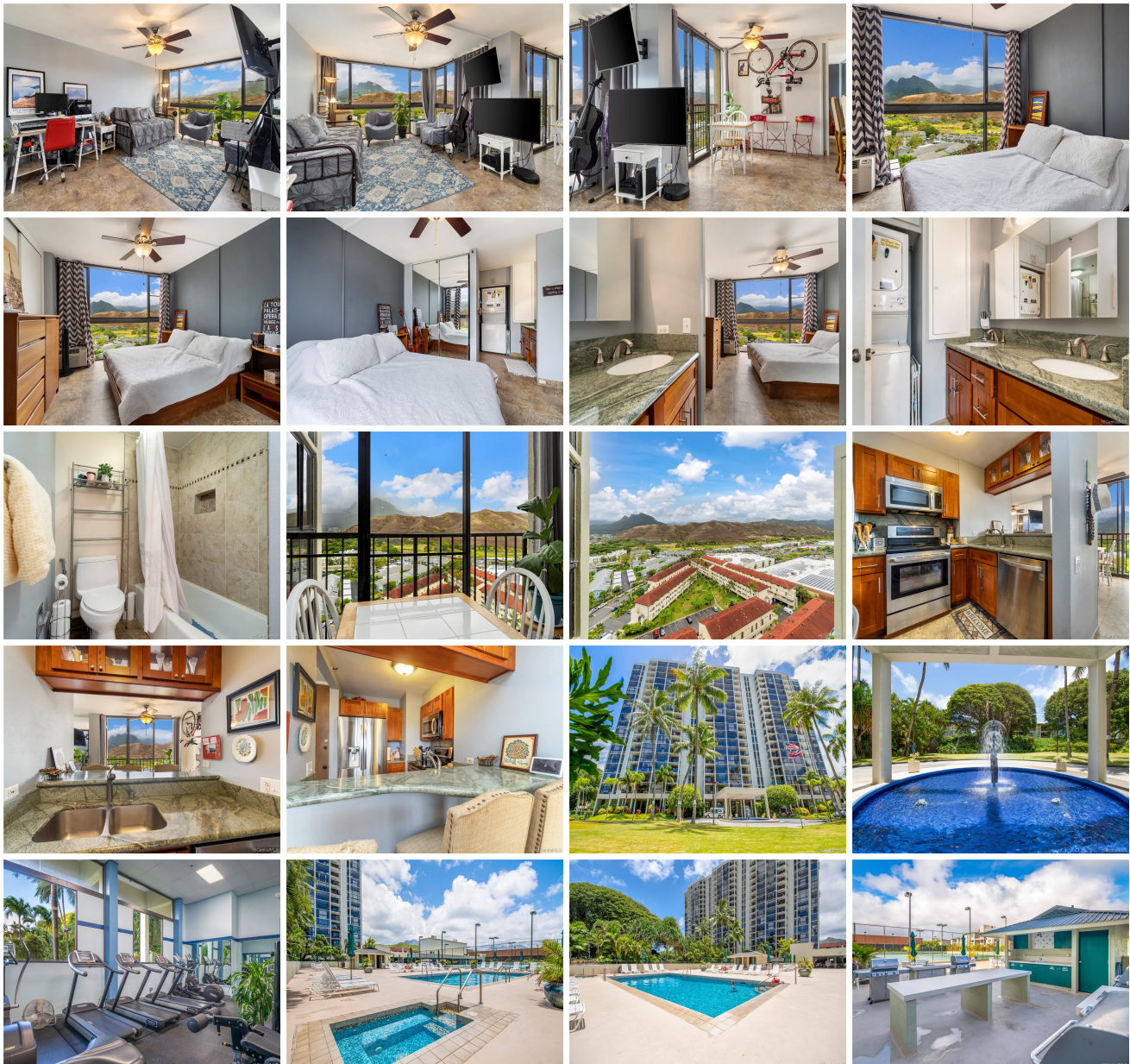
**Windward Passage 322 Aolaa Street Unit 1608, Kailua 96734 \* Windward Passage \***

**\$595,000**

|   |   |                                  |
|---|---|----------------------------------|
| Sold Price: \$585,000   | Sold Date: 01-07-2022                             | Sold Ratio: 98%                  |
| Beds: <b>1</b>  | MLS#: <b><u>202118708</u>, FS</b>                 | Year Built: <b>1979</b>          |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>                               | Remodeled:                       |
| Living Sq. Ft.: <b>737</b>                                      | List Date & DOM: <b>07-28-2021 &amp; 78</b>       | Total Parking: <b>1</b>          |
| Land Sq. Ft.: <b>134,600</b>                                    | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>   |
| Lanai Sq. Ft.: <b>0</b>   | Frontage:   | Building: <b>\$444,600</b>       |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$125/2020</b>                       | Land: <b>\$77,400</b>            |
| Total Sq. Ft. <b>737</b>  | Neighborhood: <b>Kailua Town</b>                  | Total: <b>\$522,000</b>          |
| Maint./Assoc. <b>\$644 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>15-20 / No</b> |
| Parking: <b>Assigned, Covered - 1, Guest</b>                    | Frontage:   |                                  |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Mountain</b>                             |                                  |

**Public Remarks:** Enjoy the perfect balance of convenience and modern style in this well appointed Kailua home! Floor to ceiling glass bathes the unit in natural light while enjoying fabulous Ko'olau views with Enchanted Lake in the distance. Modern upgrades include tile flooring, in unit washer/dryer, stainless appliances, A/C and more! This pet friendly, secured building includes resort like amenities for all to enjoy. Fitness center, pool, bbq area, bike storage, covered parking, on site manager, and 24 hr. security are just some of the many benefits of this amazing property. Easy walk to all that Kailua has to offer. Target, Whole Foods, Post Office, local dining, and Kailua Beach are all a short walk or bike ride away! **Sale**

**Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                               | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|---------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">322 Aoloa Street 1608</a> | <a href="#">\$595,000</a> | 1 & 1/0  | 737   \$807   | 134,600   \$4 | 0     | 55%  | 16 | 78  |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">322 Aoloa Street 1608</a> | \$125   \$644   \$0 | \$77,400      | \$444,600         | \$522,000      | 114%  | 1979 & NA        |

| Address                               | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">322 Aoloa Street 1608</a> | \$585,000  | 01-07-2022 | 98%        | 98%            | Cash       |

[322 Aoloa Street 1608](#) - MLS#: [202118708](#) - Enjoy the perfect balance of convenience and modern style in this well appointed Kailua home! Floor to ceiling glass bathes the unit in natural light while enjoying fabulous Ko'olau views with Enchanted Lake in the distance. Modern upgrades include tile flooring, in unit washer/dryer, stainless appliances, A/C and more! This pet friendly, secured building includes resort like amenities for all to enjoy. Fitness center, pool, bbq area, bike storage, covered parking, on site manager, and 24 hr. security are just some of the many benefits of this amazing property. Easy walk to all that Kailua has to offer. Target, Whole Foods, Post Office, local dining, and Kailua Beach are all a short walk or bike ride away! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number