

Windward Harbour 1030 Aolaa Place Unit 412A, Kailua 96734 * Windward Harbour ***\$615,000 * Originally \$560,000**

Sold Price: \$631,000	Sold Date: 02-16-2022	Sold Ratio: 103%
Beds: 1	MLS#: 202200259, FS	Year Built: 1980
Bath: 1/0	Status: Sold	Remodeled: 2017
Living Sq. Ft.: 865	List Date & DOM: 01-12-2022 & 7	Total Parking: 1
Land Sq. Ft.: 160,693	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 440	Frontage:	Building: \$299,100
Sq. Ft. Other: 0	Tax/Year: \$143/2021	Land: \$189,400
Total Sq. Ft. 1,305	Neighborhood: Kailua Town	Total: \$488,500
Maint./Assoc. \$800 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Guest	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Experience Kailua in this rarely available CORNER unit at well-maintained Windward Harbour. Boasting a distinguished modern feel, this freshly re-painted unit features upgraded ceiling fans, LED kitchen lighting, updated plumbing/water heater (2017), vinyl flooring and popcorn ceilings have already been removed! Enjoy entertaining on your recently refinished 440 sq ft. rooftop lanai and wake up to treetop views through your floor-to-ceiling windows. Convenience meets privacy as this building offers resort-like amenities and is tucked away at the end of a cul-de-sac located just minutes from charming Kailua Town for shopping, groceries, restaurants, and more. Pet friendly building (please verify). **Sale**

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

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1030 Aolaa Place 412A	\$615,000	1 & 1/0	865 \$711	160,693 \$4	440	46%	4	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1030 Aolaa Place 412A	\$143 \$800 \$0	\$189,400	\$299,100	\$488,500	126%	1980 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1030 Aolaa Place 412A	\$631,000	02-16-2022	103%	113%	Conventional

[1030 Aolaa Place 412A](#) - MLS#: [202200259](#) - Original price was \$560,000 - Experience Kailua in this rarely available CORNER unit at well-maintained Windward Harbour. Boasting a distinguished modern feel, this freshly re-painted unit features upgraded ceiling fans, LED kitchen lighting, updated plumbing/water heater (2017), vinyl flooring and popcorn ceilings have already been removed! Enjoy entertaining on your recently refinished 440 sq ft. rooftop lanai and wake up to treetop views through your floor-to-ceiling windows. Convenience meets privacy as this building offers resort-like amenities and is tucked away at the end of a cul-de-sac located just minutes from charming Kailua Town for shopping, groceries, restaurants, and more. Pet friendly building (please verify). **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Garden, Mountain **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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