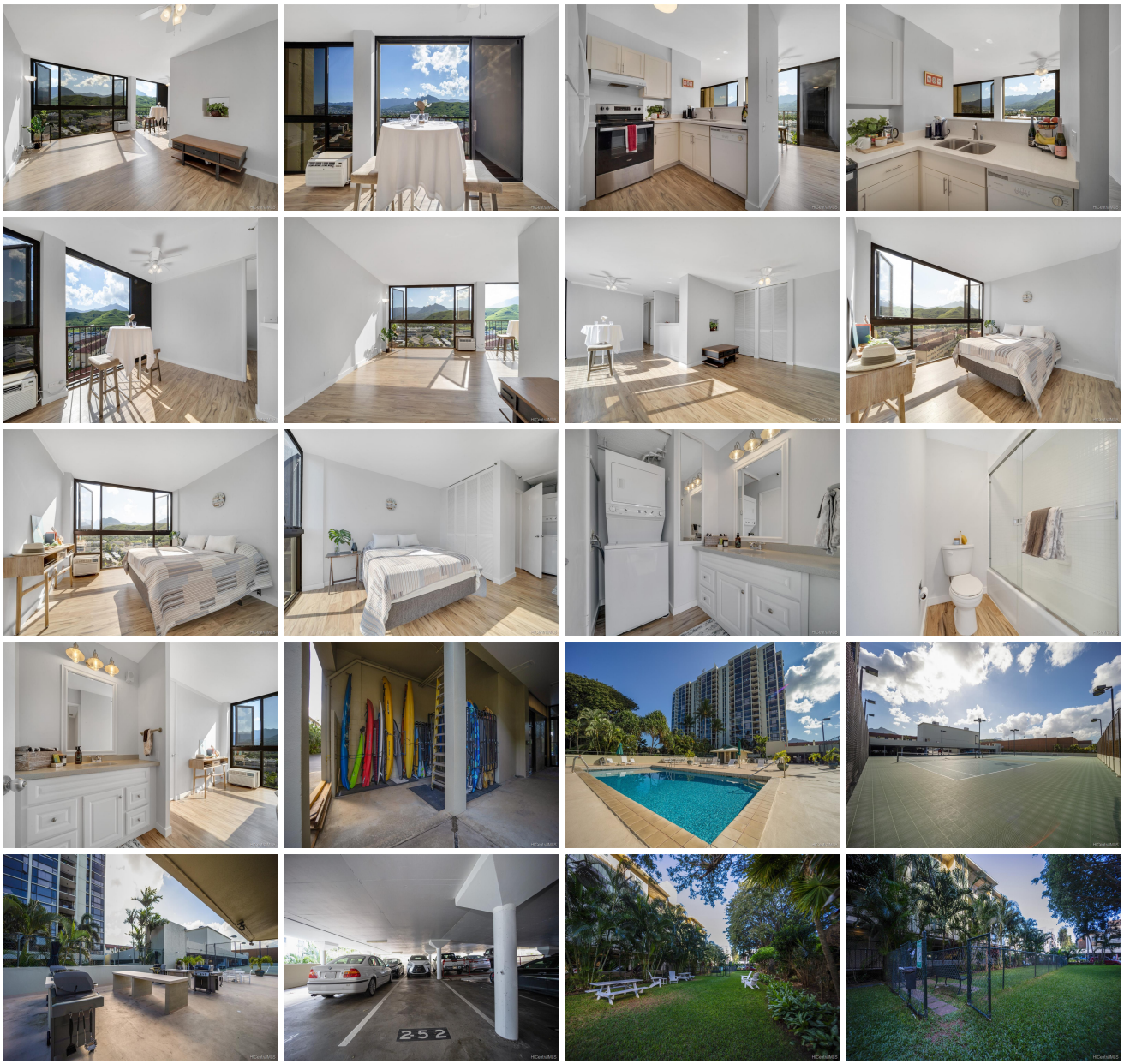
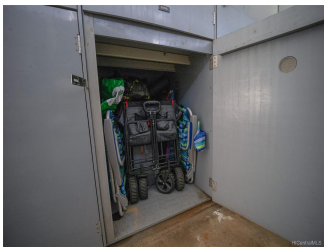
Windward Passage 322 Aoloa Street Unit 1004, Kailua 96734 * Windward Passage * $610,000 * Originally $590,000

Sold Price: $608,000	Sold Date: 04-05-2022	Sold Ratio: 100%
Beds: **1**	MLS#: **202201129, FS**	Year Built: **1979**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **713**	List Date & DOM: **01-19-2022** & **15**	Total Parking: **1**
Land Sq. Ft.: **134,600**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$459,900**
Sq. Ft. Other: **0**	Tax/Year: **$147/2022**	Land: **$83,500**
Total Sq. Ft. **713**	Neighborhood: **Kailua Town**	Total: **$543,400**
Maint./Assoc. **$672 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Covered - 1, Secured Entry, Street**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: E Komo Mai, Now is your chance to claim your piece of the Kailua lifestyle with one of the first Windward Passage listing of the New Year. Start and end your day gazing out toward the beautiful Ko'olau Mountains. This 10th-floor unit has been tastefully remodeled with upgrades that include fresh paint vanilla shaker cabinets, quartz counters, and sleek laminate flooring throughout the unit. Windward Passage features a variety of resort-like amenities that will keep you active, which include a heated pool, spa, 3 tennis courts, pickleball, racquetball, sauna, recently renovated fitness room, and a gated dog park for your fluffy friend. Great location and close proximity to shopping, restaurants, the bus, and gorgeous Kailua/Lanikai Beach. Why wait when the Kailua lifestyle awaits. **Sale Conditions:** Short Sale **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 1004	**$610,000**	1 & 1/0	713 | $856	134,600 | $5	0	55%	10	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1004	$147 | $672 | $0	$83,500	$459,900	$543,400	112%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street 1004	$608,000	04-05-2022	100%	103%	Cash

322 Aoloa Street 1004 - MLS#: 202201129 - Original price was $590,000 - E Komo Mai, Now is your chance to claim your piece of the Kailua lifestyle with one of the first Windward Passage listing of the New Year. Start and end your day gazing out toward the beautiful Ko'olau Mountains. This 10th-floor unit has been tastefully remodeled with upgrades that include fresh paint vanilla shaker cabinets, quartz counters, and sleek laminate flooring throughout the unit. Windward Passage features a variety of resort-like amenities that will keep you active, which include a heated pool, spa, 3 tennis courts, pickleball, racquetball, sauna, recently renovated fitness room, and a gated dog park for your fluffy friend. Great location and close proximity to shopping, restaurants, the bus, and gorgeous Kailua/Lanikai Beach. Why wait when the Kailua lifestyle awaits. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Secured Entry, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Short Sale **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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