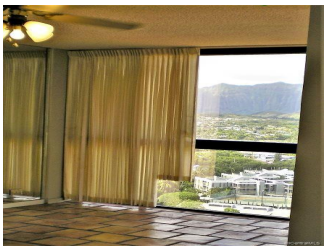
Windward Passage 322 Aoloa Street Unit PH8, Kailua 96734 * Windward Passage * $599,000

Sold Price: $599,000	Sold Date: 04-29-2022	Sold Ratio: 100%
Beds: **1**	MLS#: **202202082, FS**	Year Built: **1979**
Bath: **1/0**	Status: **Sold**	Remodeled: **2004**
Living Sq. Ft.: **737**	List Date & DOM: **02-01-2022** & **22**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$454,300**
Sq. Ft. Other: **0**	Tax/Year: **$155/2021**	Land: **$77,400**
Total Sq. Ft. **737**	Neighborhood: **Kailua Town**	Total: **$531,700**
Maint./Assoc. **$672 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **15-20 / No**
Parking: **Covered - 1, Garage, Guest, Secured Entry**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Mountain, Sunset**	

Public Remarks: You'll love the airy, top-of-the-world ambience in this rarely available and spacious PENTHOUSE with floor-to-ceiling windows offering panoramic Koolau and sunset views! Wonderful privacy & a flexible floor plan accommodate your personal needs and preferences. Luxurious amenities offer a lifestyle unmatched anywhere else in Kailua! Close to beach & a short walk to park, rec center, shops, restaurants. Ground floor storage unit for bikes/boards, etc. In good condition & repair. Careful/respectful maintenance by long-term tenants. Enjoy it as-is or upgrade to your personal taste. Includes Home Warranty. Photos coming soon. **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 PH8	$599,000	1 & 1/0	737 | $813	0 | $inf	0	55%	18	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street PH8	$155 | $672 | $0	$77,400	$454,300	$531,700	113%	1979 & 2004

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aoloa Street PH8	$599,000	04-29-2022	100%	100%	Conventional

322 Aoloa Street PH8 - MLS#: 202202082 - You'll love the airy, top-of-the-world ambience in this rarely available and spacious PENTHOUSE with floor-to-ceiling windows offering panoramic Koolau and sunset views! Wonderful privacy & a flexible floor plan accommodate your personal needs and preferences. Luxurious amenities offer a lifestyle unmatched anywhere else in Kailua! Close to beach & a short walk to park, rec center, shops, restaurants. Ground floor storage unit for bikes/boards, etc. In good condition & repair. Careful/respectful maintenance by long-term tenants. Enjoy it as-is or upgrade to your personal taste. Includes Home Warranty. Photos coming soon. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain, Sunset **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