

Windward Passage 322 Aolaa Street Unit 1604, Kailua 96734 * Windward Passage ***\$630,000 * Originally \$618,000**

Sold Price: \$630,000	Sold Date: 11-30-2022	Sold Ratio: 100%
Beds: 1	MLS#: 202203368, FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled: 2022
Living Sq. Ft.: 713	List Date & DOM: 02-18-2022 & 78	Total Parking: 1
Land Sq. Ft.: 134,600	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$466,300
Sq. Ft. Other: 0	Tax/Year: \$149/2022	Land: \$83,500
Total Sq. Ft. 713	Neighborhood: Kailua Town	Total: \$549,800
Maint./Assoc. \$672 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Garage, Secured Entry	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Marina/Canal, Mountain, Sunset	

Public Remarks: Sweeping Ko'olau Mountain and Enchanted Lake views from this renovated condominium. Matching oak cabinetry and granite counter tops in kitchen and bath with brand new stainless steel appliances, new W/D, new A/C's and fresh new paint. Solar shades on all windows. Amenities in this luxury building include tennis courts, racquetball courts, heated salt water pool and spa, 4 gas BBQ's, meeting/party room, exercise room with lots of equipment, saunas, storage, dog run, and 24/7 security!!! **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 Aolaa Street 1604	\$630,000	1 & 1/0	713 \$884	134,600 \$5	0	55%	16	78

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aolaa Street 1604	\$149 \$672 \$0	\$83,500	\$466,300	\$549,800	115%	1979 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aolaa Street 1604	\$630,000	11-30-2022	100%	102%	Cash

[322 Aolaa Street 1604](#) - MLS#: [202203368](#) - Original price was \$618,000 - Sweeping Ko'olau Mountain and Enchanted Lake views from this renovated condominium. Matching oak cabinetry and granite counter tops in kitchen and bath with brand new stainless steel appliances, new W/D, new A/C's and fresh new paint. Solar shades on all windows. Amenities in this luxury building include tennis courts, racquetball courts, heated salt water pool and spa, 4 gas BBQ's, meeting/party room, exercise room with lots of equipment, saunas, storage, dog run, and 24/7 security!!! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Secured Entry **Total Parking:** 1 **View:** Marina/Canal, 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