

Windward Passage 322 Aolaa Street Unit PH-2, Kailua 96734 * Windward Passage ***\$1,475,000**

Sold Price: \$1,440,000	Sold Date: 05-02-2024	Sold Ratio: 98%
Beds: 2	MLS#: 202401629, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled: 2023
Living Sq. Ft.: 1,286	List Date & DOM: 01-29-2024 & 67	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 98	Frontage:	Building: \$882,600
Sq. Ft. Other: 0	Tax/Year: \$233/2024	Land: \$125,300
Total Sq. Ft. 1,384	Neighborhood: Kailua Town	Total: \$1,007,900
Maint./Assoc. \$1,166 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Covered - 2, Guest, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Coastline, Golf Course, Mountain, Ocean, Sunrise	

Public Remarks: Presenting this exceptional, coveted, end unit PENTHOUSE residence with awe-inspiring views, which stand at the pinnacle of panoramic beauty, offering a unique vantage point unmatched anywhere in Kailua. Enjoy sweeping 180-degree+ views, stretching from Mokapu Point, past the Lanikai Pillboxes, to the Olomana Three Peaks, with front-row seats to magnificent sunrises. The entire unit has undergone recent transformation, featuring enhanced storage options, pull-outs for added convenience, new cabinets with brushed gold finishes, quartz countertops, luxury vinyl flooring, and a fresh coat of designer color paint throughout. Every element, from lighting to appliances, has been carefully selected to elevate the living experience. This unique transformed two bedroom (originally three) floor plan goes beyond the ordinary, offering an open layout and blissful influx of tropical breezes. Whether you're heading to renowned restaurants, shops, or white sand beaches from this oasis, convenience and beauty begin at this home. **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
322 Aolaa Street PH-2	\$1,475,000	2 & 2/0	1,286 \$1,147	0 \$inf	98	51%	18	67

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aolaa Street PH-2	\$233 \$1,166 \$0	\$125,300	\$882,600	\$1,007,900	146%	1979 & 2023

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aolaa Street PH-2	\$1,440,000	05-02-2024	98%	98%	Cash

[322 Aolaa Street PH-2](#) - MLS#: [202401629](#) - Presenting this exceptional, coveted, end unit PENTHOUSE residence with awe-inspiring views, which stand at the pinnacle of panoramic beauty, offering a unique vantage point unmatched anywhere in Kailua. Enjoy sweeping 180-degree+ views, stretching from Mokapu Point, past the Lanikai Pillboxes, to the Olomana Three Peaks, with front-row seats to magnificent sunrises. The entire unit has undergone recent transformation, featuring enhanced storage options, pull-outs for added convenience, new cabinets with brushed gold finishes, quartz countertops, luxury vinyl flooring, and a fresh coat of designer color paint throughout. Every element, from lighting to appliances, has been carefully selected to elevate the living experience. This unique transformed two bedroom (originally three) floor plan goes beyond the ordinary, offering an open layout and blissful influx of tropical breezes. Whether you're heading to renowned restaurants, shops, or white sand beaches from this oasis, convenience and beauty begin at this home. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Covered - 2, Guest, Street **Total Parking:** 2 **View:** Coastline, Golf Course, Mountain, Ocean, Sunrise **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