

Windward Cove 1020 Aolaa Place Unit 307A, Kailua 96734 * Windward Cove * \$978,000

Beds: 3	MLS#: 202406884, FS	Year Built: 1980
Bath: 2/0	Status: Active Under Contract	Remodeled: 2020
Living Sq. Ft.: 1,375	List Date & DOM: 03-28-2024 & 8	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 395	Frontage:	Building: \$767,700
Sq. Ft. Other: 0	Tax/Year: \$299/2024	Land: \$258,300
Total Sq. Ft. 1,770	Neighborhood: Kailua Town	Total: \$1,026,000
Maint./Assoc. \$1,311 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Covered - 2, Guest, Secured Entry	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden	

Public Remarks: Nestled in the heart of Kailua, this stunning 3 bedroom, 2 bathroom condo invites the natural light and beauty of Hawaii through the floor-to-ceiling windows, which provide a relaxing backdrop of lush tropical gardens and water features. Not only does this stunning property have amazing views, it also provides good indoor-outdoor living with the 395 sq ft rooftop lanai. This corner unit is the largest floor plan in the community, with extra windows from cross breeze and natural lighting. It has wonderful privacy, but is in close proximity to the 2 full size, side-by-side, covered and secured parking stalls, storage locker, swimming pool, tennis/pickleball courts, barbecue area, and whirlpool. Windward Cove provides an easy lifestyle with shops, restaurants, grocery stores, and world class beaches just minutes away. This opportunity won't last long! **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
1020 Aolaa Place 307A	\$978,000	3 & 2/0	1,375 \$711	0 \$inf	395	68%	3	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1020 Aolaa Place 307A	\$299 \$1,311 \$0	\$258,300	\$767,700	\$1,026,000	95%	1980 & 2020

[1020 Aolaa Place 307A](#) - MLS#: [202406884](#) - Nestled in the heart of Kailua, this stunning 3 bedroom, 2 bathroom condo invites the natural light and beauty of Hawaii through the floor-to-ceiling windows, which provide a relaxing backdrop of lush tropical gardens and water features. Not only does this stunning property have amazing views, it also provides good indoor-outdoor living with the 395 sq ft rooftop lanai. This corner unit is the largest floor plan in the community, with extra windows from cross breeze and natural lighting. It has wonderful privacy, but is in close proximity to the 2 full size, side-by-side, covered and secured parking stalls, storage locker, swimming pool, tennis/pickleball courts, barbecue area, and whirlpool. Windward Cove provides an easy lifestyle with shops, restaurants, grocery stores, and world class beaches just minutes away. This opportunity won't last long! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** Garden **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