

Windward Passage 322 Aolaa Street Unit 1608, Kailua 96734 * Windward Passage ***\$420,000**

Sold Price: \$410,000	Sold Date: 06-27-2006	Sold Ratio: 98%
Beds: 1	MLS#: 2609631, FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 737	List Date & DOM: 05-18-2006 & 8	Total Parking: 1
Land Sq. Ft.: 134,605	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$395,200
Sq. Ft. Other: 0	Tax/Year: \$125/2006	Land: \$3,200
Total Sq. Ft. 737	Neighborhood: Kailua Town	Total: \$398,400
Maint./Assoc. \$280 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	Frontage:	
Zoning :	View: Mountain	

Public Remarks: Beautifully maintained unit with upgraded kitchen & bath, 2 A/C's, lovely pastoral & mountain view, prime covered parking. Exceptional amenities include 2 raquetball cts, tennis cts, heated pool, exer rm, rec rm, bbq's, and more. Only a couple blocks from Macy's, Long's, wonderful restaurants and walking distance to Kailua Beach. **Sale Conditions:** Subject To Replacement Property **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [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 1608	\$420,000	1 & 1/0	737 \$570	134,605 \$3	0	0%	16	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aolaa Street 1608	\$125 \$280 \$0	\$3,200	\$395,200	\$398,400	105%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
322 Aolaa Street 1608	\$410,000	06-27-2006	98%	98%	Conventional

[322 Aolaa Street 1608](#) - MLS#: [2609631](#) - Beautifully maintained unit with upgraded kitchen & bath, 2 A/C's, lovely pastoral & mountain view, prime covered parking. Exceptional amenities include 2 raquetball cts, tennis cts, heated pool, exer rm, rec rm, bbq's, and more. Only a couple blocks from Macy's, Long's, wonderful restaurants and walking distance to Kailua Beach. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: **Zoning:** **Sale Conditions:** Subject To Replacement Property **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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