Windward Passage 322 Aoloa 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 Aoloa 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 Aoloa 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 Aoloa Street 1608	$410,000	06-27-2006	98%	98%	Conventional

322 Aoloa 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