

**Windward Passage 322 Aoloa Street Unit 612, Kailua 96734 * Windward Passage *
\$925,000 * Originally \$950,000**

| | | |
|---|---|----------------------------------|
| Beds: 3 | MLS#: 202409330, FS | Year Built: 1979 |
| Bath: 2/0 | Status: Active | Remodeled: |
| Living Sq. Ft.: 1,244 | List Date & DOM: 05-28-2024 & 50 | Total Parking: 2 |
| Land Sq. Ft.: 134,600 | Condition: Excellent, Above Average | Assessed Value |
| Lanai Sq. Ft.: 98 | Frontage: Other | Building: \$840,400 |
| Sq. Ft. Other: 0 | Tax/Year: \$282/2023 | Land: \$125,300 |
| Total Sq. Ft. 1,342 | Neighborhood: Kailua Town | Total: \$965,700 |
| Maint./Assoc. \$1,166 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: 15-20 / No |
| Assigned, Covered - 1, Garage, Parking: Guest, Open - 1, Secured Entry, Street | | Frontage: Other |

Zoning: 12 - A-2 Medium Density Apartme

View: City, Garden, Marina/Canal, Mountain, Ocean, Sunset

Public Remarks: Cool Kailua Town living will be yours in this remodeled 3 bedroom, 2 bath, & 2 parking residence, with views of verdant green hills, the striking Ko'olau, and even some ocean. This stunning home features a spacious floor plan, with plentiful storage and in-unit laundry, fresh interior paint, and 3 out of 4 brand-new AC units. The kitchen has solid wood cabinetry and stainless steel appliances. Windward Passage is a premier Kailua condominium, well-run and with all the amenities you desire: on-site manager, secured entrance, pool, fitness center, tennis/pickleball courts, dog park, recreation deck and room, surfboard storage, car wash area, and a separate storage locker. Under a mile to Kailua Beach Park and just a few blocks to Kailua Town Center (Whole Foods, Target, restaurants, boutiques, etc.) making this the ideal location for an active & convenient lifestyle. Pet friendly. Minimum rental term is 6 mo in this building. First Public Open House, June 2, 2-5.

Sale Conditions: None **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 612 | \$925,000 | 3 & 2/0 | 1,244 \$744 | 134,600 \$7 | 98 | 49% | 6 | 50 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 322 Aoloa Street 612 | \$282 \$1,166 \$0 | \$125,300 | \$840,400 | \$965,700 | 96% | 1979 & NA |

[322 Aoloa Street 612](#) - MLS#: [202409330](#) - Original price was \$950,000 - Cool Kailua Town living will be yours in this remodeled 3 bedroom, 2 bath, & 2 parking residence, with views of verdant green hills, the striking Ko'olau, and even some ocean. This stunning home features a spacious floor plan, with plentiful storage and in-unit laundry, fresh interior paint, and 3 out of 4 brand-new AC units. The kitchen has solid wood cabinetry and stainless steel appliances. Windward Passage is a premier Kailua condominium, well-run and with all the amenities you desire: on-site manager, secured entrance, pool, fitness center, tennis/pickleball courts, dog park, recreation deck and room, surfboard storage, car wash area, and a separate storage locker. Under a mile to Kailua Beach Park and just a few blocks to Kailua Town Center (Whole Foods, Target, restaurants, boutiques, etc.) making this the ideal location for an active & convenient lifestyle. Pet friendly. Minimum rental term is 6 mo in this building. First Public Open House, June 2, 2-5. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 1, Secured Entry, Street **Total Parking:** 2 **View:** City, Garden, Marina/Canal, Mountain, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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