

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

|   |   |                                  |
|---|---|----------------------------------|
| Beds: <b>3</b>  | MLS#: <b>202409330, FS</b>                        | Year Built: <b>1979</b>          |
| Bath: <b>2/0</b>  | Status: <b>Active</b>                             | Remodeled:                       |
| Living Sq. Ft.: <b>1,244</b>  | List Date & DOM: <b>05-28-2024 &amp; 30</b>       | Total Parking: <b>2</b>          |
| Land Sq. Ft.: <b>134,600</b>  | Condition: <b>Excellent, Above Average</b>        | <a href="#">Assessed Value</a>   |
| Lanai Sq. Ft.: <b>98</b>  | Frontage: <b>Other</b>                            | Building: <b>\$840,400</b>       |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$282/2023</b>                       | Land: <b>\$125,300</b>           |
| Total Sq. Ft. <b>1,342</b>  | Neighborhood: <b>Kailua Town</b>                  | Total: <b>\$965,700</b>          |
| Maint./Assoc. <b>\$1,166 / \$0</b>  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>15-20 / No</b> |
| <b>Assigned, Covered - 1, Garage, Parking: Guest, Open - 1, Secured Entry, Street</b> |   | Frontage: <b>Other</b>           |

[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.   | DOM |
|--------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">322 Aoloa Street 612</a> | <b>\$925,000</b> | 3 & 2/0  | 1,244   \$744 | 134,600   \$7 | 30  |

| Address                              | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">322 Aoloa Street 612</a> | \$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