

Windward Passage 322 Aoloa Street Unit 1501, Kailua 96734 * Windward Passage *

\$1,500,000

Beds: **3**
 Bath: **2/0**
 Living Sq. Ft.: **1,229**
 Land Sq. Ft.: **134,600**
 Lanai Sq. Ft.: **92**
 Sq. Ft. Other: **0**
 Total Sq. Ft. **1,321**
 Maint./Assoc. **\$1,166 / \$0**

MLS#: **202412288, FS**
 Status: **Active**
 List Date & DOM: **06-06-2024 & 20**
 Condition: **Excellent**
 Frontage:
 Tax/Year: **\$427/2024**
 Neighborhood: **Kailua Town**
Flood Zone: Zone X - Tool

Year Built: **1979**
 Remodeled: **2021**
 Total Parking: **2**
[Assessed Value](#)
 Building: **\$973,700**
 Land: **\$125,300**
 Total: **\$1,099,000**
 Stories / CPR: **15-20 / No**

Parking: **Assigned, Covered - 2, Guest**

Frontage:

Zoning: 12 - A-2 Medium Density Apartme

View: **Mountain, Ocean, Sunrise**

Public Remarks: TRULY WONDERFUL WINDWARD PASSAGE! This beautiful 3/2 unit was in COMPLETELY REMODELED 2021. Every door and frame was replaced with custom ACACIA WOOD DOORS AND FRAMING for stunning effect. This corner/end unit faces directly to the ocean toward Lanikai for great views from your private lanai where you can enjoy your morning coffee at sunrise and relax at the end of the day in this calm retreat. You will love the beautifully remodeled kitchen and baths, the excellent vinyl planking throughout, custom shades that disappear from view, appliances and air conditioners were all replaced. Nothing more to be done but move in and live your best life! The amenities are many with pool and tennis courts, gym, two secured covered parking, extra storage, 24hour security and an on-site resident manager. You are near great shopping, wonderful and varied restaurants and amazing Kailua Beach! It would be a shame to overlook this home! This home has never been rented during the Sellers' ownership. **Sale Conditions:** None **Schools:** , , * [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 1501	\$1,500,000	3 & 2/0	1,229 \$1,221	134,600 \$11	92	39%	15	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1501	\$427 \$1,166 \$0	\$125,300	\$973,700	\$1,099,000	136%	1979 & 2021

[322 Aoloa Street 1501](#) - MLS#: [202412288](#) - TRULY WONDERFUL WINDWARD PASSAGE! This beautiful 3/2 unit was in COMPLETELY REMODELED 2021. Every door and frame was replaced with custom ACACIA WOOD DOORS AND FRAMING for stunning effect. This corner/end unit faces directly to the ocean toward Lanikai for great views from your private lanai where you can enjoy your morning coffee at sunrise and relax at the end of the day in this calm retreat. You will love the beautifully remodeled kitchen and baths, the excellent vinyl planking throughout, custom shades that disappear from view, appliances and air conditioners were all replaced. Nothing more to be done but move in and live your best life! The amenities are many with pool and tennis courts, gym, two secured covered parking, extra storage, 24hour security and an on-site resident manager. You are near great shopping, wonderful and varied restaurants and amazing Kailua Beach! It would be a shame to overlook this home! This home has never been rented during the Sellers' ownership. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Mountain, Ocean, Sunrise **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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