

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