

**Windward Passage 322 Aoloa Street Unit 612, Kailua 96734 \* Windward Passage \***

**\$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,</b>		
Parking: <b>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'olaus, 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
<a href="#">322 Aoloa Street 612</a>	<b>\$925,000</b>	3 & 2/0	1,244   \$744	134,600   \$7	98	49%	6	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'olaus, 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