

Windward Passage 322 Aoloa Street Unit 1602, Kailua 96734 * Windward Passage *

\$1,050,000 * Originally \$1,150,000

Beds: 3	MLS#: 202409345, FS	Year Built: 1979
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,286	List Date & DOM: 05-01-2024 & 77	Total Parking: 2
Land Sq. Ft.: 134,600	Condition: Average	Assessed Value
Lanai Sq. Ft.: 98	Frontage: Other	Building: \$891,000
Sq. Ft. Other: 0	Tax/Year: \$349/2023	Land: \$125,300
Total Sq. Ft. 1,384	Neighborhood: Kailua Town	Total: \$1,016,300
Maint./Assoc. \$1,166 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 2, Guest, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Coastline, Mountain, Ocean, Sunrise	

Public Remarks: Welcome to Windward Passage! This captivating unit features 3 bedrooms, 2 bathrooms, and includes 2 parking stalls for your convenience. Enjoy breathtaking views of the ocean and mountains from the comfort of your new home. Situated in a prime location, this property is within close proximity to shopping, delightful restaurants, and the renowned Kailua Beach. This property comes with a suite of impressive amenities, including a refreshing pool, well-maintained tennis court, inviting BBQ area, and fitness room among others. Experience the epitome of comfort and leisure at Windward Passage! One or more photos have been enhanced. **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 1602	\$1,050,000	3 & 2/0	1,286 \$816	134,600 \$8	98	51%	16	77

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1602	\$349 \$1,166 \$0	\$125,300	\$891,000	\$1,016,300	103%	1979 & NA

[322 Aoloa Street 1602](#) - MLS#: [202409345](#) - Original price was \$1,150,000 - Welcome to Windward Passage! This captivating unit features 3 bedrooms, 2 bathrooms, and includes 2 parking stalls for your convenience. Enjoy breathtaking views of the ocean and mountains from the comfort of your new home. Situated in a prime location, this property is within close proximity to shopping, delightful restaurants, and the renowned Kailua Beach. This property comes with a suite of impressive amenities, including a refreshing pool, well-maintained tennis court, inviting BBQ area, and fitness room among others. Experience the epitome of comfort and leisure at Windward Passage! One or more photos have been enhanced. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Other **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