

Windward Passage 322 Aoloa Street Unit 1402, Kailua 96734 * Windward Passage *

\$1,200,000

Beds: 3	MLS#: 202411296, FS	Year Built: 1979
Bath: 2/0	Status: Active	Remodeled: 2024
Living Sq. Ft.: 1,286	List Date & DOM: 05-15-2024 & 63	Total Parking: 2
Land Sq. Ft.: 134,600	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 98	Frontage:	Building: \$883,300
Sq. Ft. Other: 0	Tax/Year: \$340/2023	Land: \$125,300
Total Sq. Ft. 1,384	Neighborhood: Kailua Town	Total: \$1,008,600
Maint./Assoc. \$1,008 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Covered - 2, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Mountain, Ocean, Sunrise	

Public Remarks: Welcome to your dream home in Kailua. This stunning high floor 3 bed 2 bath unit has been thoroughly remodeled offering a perfect blend of both modern elegance and comfort. This flexible floor plan currently utilizes the 3rd bedroom as an open dining area. This could easily be used as a bedroom again or as an office or den. Step inside to experience the breathtaking (rare) views of all of Kailua expanding from the majestic mountains to the sparkling ocean and even the lake and Lanikai hillside. The open and airy (lanai) layout enhances the sense of space and tranquility, making it your ideal retreat yet steps away from all that Kailua town has to offer (beaches, eateries, shopping, and more). This coveted end unit enjoys extra privacy and natural light from multiple directions. Windward Passage boasts a wealth of amenities designed to enrich your lifestyle, including a refreshing pool, well appointed party/rec room, and gym. Includes two secure parking stalls and a storage unit. This meticulously updated home has just been thoughtfully updated so that is ready for you to move right in and start enjoying the best of Kailua living. A perfect primary residence or second home. **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 1402	\$1,200,000	3 & 2/0	1,286 \$933	134,600 \$9	98	51%	14	63

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1402	\$340 \$1,008 \$0	\$125,300	\$883,300	\$1,008,600	119%	1979 & 2024

[322 Aoloa Street 1402](#) - MLS#: [202411296](#) - Welcome to your dream home in Kailua. This stunning high floor 3 bed 2 bath unit has been thoroughly remodeled offering a perfect blend of both modern elegance and comfort. This flexible floor plan currently utilizes the 3rd bedroom as an open dining area. This could easily be used as a bedroom again or as an office or den. Step inside to experience the breathtaking (rare) views of all of Kailua expanding from the majestic mountains to the sparkling ocean and even the lake and Lanikai hillside. The open and airy (lanai) layout enhances the sense of space and tranquility, making it your ideal retreat yet steps away from all that Kailua town has to offer (beaches, eateries, shopping, and more). This coveted end unit enjoys extra privacy and natural light from multiple directions. Windward Passage boasts a wealth of amenities designed to enrich your lifestyle, including a refreshing pool, well appointed party/rec room, and gym. Includes two secure parking stalls and a storage unit. This meticulously updated home has just been thoughtfully updated so that is ready for you to move right in and start enjoying the best of Kailua living. A perfect primary residence or second home. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Excellent **Parking:** Covered - 2, Street **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