

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

\$1,500,000

Beds: 3	MLS#: 202412288, FS	Year Built: 1979
Bath: 2/0	Status: Active	Remodeled: 2021
Living Sq. Ft.: 1,229	List Date & DOM: 06-06-2024 & 39	Total Parking: 2
Land Sq. Ft.: 134,600	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 92	Frontage:	Building: \$973,700
Sq. Ft. Other: 0	Tax/Year: \$427/2024	Land: \$125,300
Total Sq. Ft. 1,321	Neighborhood: Kailua Town	Total: \$1,099,000
Maint./Assoc. \$1,166 / \$0	Flood Zone : Zone X - Tool	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	39

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