## Windward Passage 322 Aoloa Street Unit 1501, Kailua 96734 * $1,500,000

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|---|---|---|---|---|---|
| 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 amenties 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. | DOM |
|---|---|---|---|---|---|
| 322 Aoloa Street 1501 | $1,500,000 | 3 & 2/0 | 1,229 \| $1,221 | 134,600 \| $11 | 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 amenties 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