Windward Passage 322 Aoloa Street Unit 1608, Kailua 96734 * $615,000

Beds:	**1**	MLS#:	**202412576, FS**	Year Built:	**1979**
Bath:	**1/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**737**	List Date & DOM:	**06-12-2024** & **35**	Total Parking:	**1**
Land Sq. Ft.:	**134,600**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$544,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$183/2023**	Land:	**$83,500**
Total Sq. Ft.	**737**	Neighborhood:	**Kailua Town**	Total:	**$628,400**
Maint./Assoc.	**$777 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Covered - 1**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Mountain, Sunset**		

Public Remarks: Enjoy the awesome beauty of the Koolau Mountains and Enchanted Lake from floor to ceiling windows in this high floor, well appointed unit. You will find an upgraded kitchen & bathroom with elegant cabinets & granite countertops. There are lovely tile floors throughout, two AC units & stacking washer/dryer. A very spacious unit ready to move into. This PET FRIENDLY building boasts resort like amenities: fitness center, heated pool, spa, barbeque area, tennis/racquetball/pickleball, indoor basketball court, dog park, car wash area, two EV charging areas, on site manager & security & recreation room. Terrific storage for all your beach toys and even bicycles. Everything is just a short distance to beautiful Kailua Beach and to Kailua town with it's many restaurants, shops and farmers markets. Covered parking and individual storage. This is the largest one bedroom unit in the building. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
322 Aoloa Street 1608	$615,000	1 & 1/0	737 | $834	134,600 | $5	35

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 1608	$183 | $777 | $0	$83,500	$544,900	$628,400	98%	1979 & NA

322 Aoloa Street 1608 - MLS#: 202412576 - Enjoy the awesome beauty of the Koolau Mountains and Enchanted Lake from floor to ceiling windows in this high floor, well appointed unit. You will find an upgraded kitchen & bathroom with elegant cabinets & granite countertops. There are lovely tile floors throughout, two AC units & stacking washer/dryer. A very spacious unit ready to move into. This PET FRIENDLY building boasts resort like amenities: fitness center, heated pool, spa, barbeque area, tennis/racquetball/pickleball, indoor basketball court, dog park, car wash area, two EV charging areas, on site manager & security & recreation room. Terrific storage for all your beach toys and even bicycles. Everything is just a short distance to beautiful Kailua Beach and to Kailua town with it's many restaurants, shops and farmers markets. Covered parking and individual storage. This is the largest one bedroom unit in the building. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Mountain, Sunset **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market