Windward Passage 322 Aoloa Street Unit 911, Kailua 96734 * $945,000

Beds:	**3**	MLS#:	**202414008, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,229**	List Date & DOM:	**06-17-2024** & **5**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**92**	Frontage:		Building:	**$818,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$235/2023**	Land:	**$125,300**
Total Sq. Ft.	**1,321**	Neighborhood:	**Kailua Town**	Total:	**$943,900**
Maint./Assoc.	**$1,008 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 1, Guest, Open - 1, Secured Entry, Street**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**City, Coastline, Garden, Ocean, Sunrise**		

Public Remarks: Find this treasure within the heart of vibrant Kailua town. Arrive under the port cochere and be greeted by friendly staff. Take the elevator up to the 9th floor & on the north-east side of the building is this beautiful home! Open the door & instantly be captivated by the gorgeous view. A panoramic vista that will surely take your breath away! You can unwind and savor the tranquility of paradise on your private lanai. The home was originally designed as a 3-bedroom, but now converted into 2-bedrooms and a den. The kitchen is equipped with stainless steel appliances and a convenient pantry includes a washer and dryer. Windward Passage offers an abundance of amenities, inspiring an active lifestyle. Whether it's taking a dip in the pool, hosting a bbq with friends, joining the pickleball trend, you can easily be a part of these activities, in the complex. Residents also enjoy storage lockers, car wash, electric vehicle charging stations, dog park, 24-hours security and so much more! Windward Passage is also a short distance to the world renowned Kailua and Lanikai beaches. This is condo living at its finest with a harmonious blend of comfort, convenience and island allure! **Sale Conditions:** None **Schools:** Kailua, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
322 Aoloa Street 911	$945,000	3 & 2/0	1,229 | $769	0 | $inf	5

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 911	$235 | $1,008 | $0	$125,300	$818,600	$943,900	100%	1979 & NA

322 Aoloa Street 911 - MLS#: 202414008 - Find this treasure within the heart of vibrant Kailua town. Arrive under the port cochere and be greeted by friendly staff. Take the elevator up to the 9th floor & on the north-east side of the building is this beautiful home! Open the door & instantly be captivated by the gorgeous view. A panoramic vista that will surely take your breath away! You can unwind and savor the tranquility of paradise on your private lanai. The home was originally designed as a 3-bedroom, but now converted into 2-bedrooms and a den. The kitchen is equipped with stainless steel appliances and a convenient pantry includes a washer and dryer. Windward Passage offers an abundance of amenities, inspiring an active lifestyle. Whether it's taking a dip in the pool, hosting a bbq with friends, joining the pickleball trend, you can easily be a part of these activities, in the complex. Residents also enjoy storage lockers, car wash, electric vehicle charging stations, dog park, 24-hours security and so much more! Windward Passage is also a short distance to the world renowned Kailua and Lanikai beaches. This is condo living at its finest with a harmonious blend of comfort, convenience and island allure! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1, Secured Entry, Street **Total Parking:** 2 **View:** City, Coastline, Garden, Ocean, Sunrise **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kailua, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market