

Windward Passage 322 Aoloa Street Unit 903, Kailua 96734 * Windward Passage *

\$710,000

Bed: 2	MLS#: 202415928, FS	Year Built: 1979
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 956	List Date & DOM: 07-15-2024 &	Total Parking: 2
Land Sq. Ft.: 134,600	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 92	Frontage:	Building: \$635,900
Sq. Ft. Other: 0	Tax/Year: \$241/2024	Land: \$104,000
Total Sq. Ft. 1,048	Neighborhood: Kailua Town	Total: \$740,300
Maint./Assoc. \$972 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Covered - 1, Guest, Open - 1, Secured Entry, Tandem	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Ocean	

Public Remarks: Windward Passage is the best building in Kailua, which many consider the best small town in Hawaii. This two-bedroom, two-bath, two-parking (tandem) unit is in excellent condition. Prime parking is at the property's perimeter, driving directly in from the gate to the perimeter. One stall is open, and one is covered. The carpet and stainless kitchen appliances were purchased in 2020. The 9th floor facing North has a 180-degree unobstructed view of Kailua. This secure building has 24-hour security, an on-site manager, tennis and pickleball courts, a dog park, a pool, and a fitness center. A short walk or bike ride to Kailua Beach and the Kailua Town Center, with many small shops and excellent restaurants. Windward Passage provides a great location and building to enjoy your desired lifestyle. The asking price is \$30,000 below the assessed value. The price is firm. Make your best offer. This unit will not last long. **Sale Conditions:** Subject To Repl. Property **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [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 903	\$710,000	2 & 2/0	956 \$743	134,600 \$5	92	53%	9	0

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
322 Aoloa Street 903	\$241 \$972 \$0	\$104,000	\$635,900	\$740,300	96%	1979 & NA

[322 Aoloa Street 903](#) - MLS#: [202415928](#) - Windward Passage is the best building in Kailua, which many consider the best small town in Hawaii. This two-bedroom, two-bath, two-parking (tandem) unit is in excellent condition. Prime parking is at the property's perimeter, driving directly in from the gate to the perimeter. One stall is open, and one is covered. The carpet and stainless kitchen appliances were purchased in 2020. The 9th floor facing North has a 180-degree unobstructed view of Kailua. This secure building has 24-hour security, an on-site manager, tennis and pickleball courts, a dog park, a pool, and a fitness center. A short walk or bike ride to Kailua Beach and the Kailua Town Center, with many small shops and excellent restaurants. Windward Passage provides a great location and building to enjoy your desired lifestyle. The asking price is \$30,000 below the assessed value. The price is firm. Make your best offer. This unit will not last long. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** Covered - 1, Guest, Open - 1, Secured Entry, Tandem **Total Parking:** 2 **View:** Ocean **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Subject To Repl. Property **Schools:** [Kailua](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number