

Koolani 1177 Queen Street Unit 2106, Honolulu 96814 * Koolani * \$1,119,900 * Originally \$1,200,000

<p>Beds: 2</p> <p>Bath: 2/0</p> <p>Living Sq. Ft.: 1,157</p> <p>Land Sq. Ft.: 154,029</p> <p>Lanai Sq. Ft.: 0</p> <p>Sq. Ft. Other: 0</p> <p>Total Sq. Ft. 1,157</p> <p>Maint./Assoc. \$1,265 / \$0</p>	<p>MLS#: 202411689, FS</p> <p>Status: Active</p> <p>List Date & DOM: 05-26-2024 & 35</p> <p>Condition: Above Average</p> <p>Frontage:</p> <p>Tax/Year: \$334/2024</p> <p>Neighborhood: Kakaako</p> <p>Flood Zone: Zone AE - Tool</p>	<p>Year Built: 2006</p> <p>Remodeled: 2018</p> <p>Total Parking: 2</p> <p>Assessed Value</p> <p>Building: \$1,082,100</p> <p>Land: \$62,600</p> <p>Total: \$1,144,700</p> <p>Stories / CPR: 21+ / No</p>
<p>Parking: Assigned, Covered - 2, Guest, Secured Entry</p> <p>Zoning: Kak - Kakaako Community Development Project</p>	<p>Frontage:</p> <p>View: Ocean</p>	

Public Remarks: A two-bedroom and two-bathroom condo featuring ocean view with upgraded kitchen backsplash, kitchen and bathroom cabinetry, as well as the wood flooring and electric shades (on all windows) to give this unit a modern touch. The owner also installed a Viking wine chiller and a touch faucet in the kitchen. Enjoy an elegant and active lifestyle at Ko'olani, where dining/entertainment venues at Ward Village and Ala Moana Center are within walking distance. Resort-like amenities include a heated saltwater pool, tennis courts, BBQ grills, putting green, theater, game room, business center, and a members-only luxury fitness center (Island Club and Spa). The unit comes with two side-by-side parking stalls. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1177 Queen Street 2106	\$1,119,900	2 & 2/0	1,157 \$968	154,029 \$7	0	54%	21	35

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 2106	\$334 \$1,265 \$0	\$62,600	\$1,082,100	\$1,144,700	98%	2006 & 2018

[1177 Queen Street 2106](#) - MLS#: [202411689](#) - Original price was \$1,200,000 - A two-bedroom and two-bathroom condo featuring ocean view with upgraded kitchen backsplash, kitchen and bathroom cabinetry, as well as the wood flooring and electric shades (on all windows) to give this unit a modern touch. The owner also installed a Viking wine chiller and a touch faucet in the kitchen. Enjoy an elegant and active lifestyle at Ko'olani, where dining/entertainment venues at Ward Village and Ala Moana Center are within walking distance. Resort-like amenities include a heated saltwater pool, tennis courts, BBQ grills, putting green, theater, game room, business center, and a members-only luxury fitness center (Island Club and Spa). The unit comes with two side-by-side parking stalls. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** Ocean **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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