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

MLS#: 202411689, FS Year Built: 2006
Status: Active Remodeled: 2018

Living Sq. Ft.: **1,157** List Date & DOM: **05-26-2024** & **35** Total Parking: **2**Land Sq. Ft.: **154,029** Condition: **Above Average** Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$1,082,100

 Sq. Ft. Other: 0
 Tax/Year: \$334/2024
 Land: \$62,600

 Total Sq. Ft. 1,157
 Neighborhood: Kakaako
 Total: \$1,144,700

Maint./Assoc. **\$1,265** / **\$0** Flood Zone: **Zone AE - Tool** Stories / CPR: **21+** / **No**

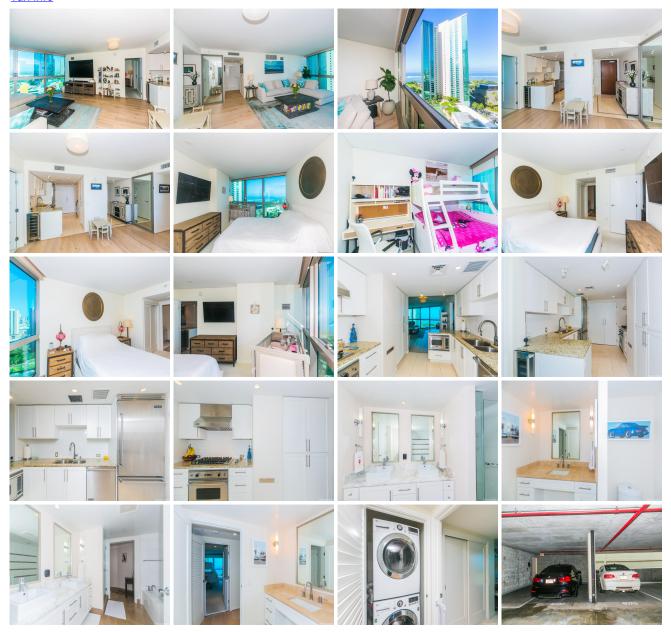
Parking: Assigned, Covered - 2, Guest, Secured Entry Frontage:

Beds: 2

Bath: 2/0

Zoning: Kak - Kakaako Community
Development Project
View: Ocean

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