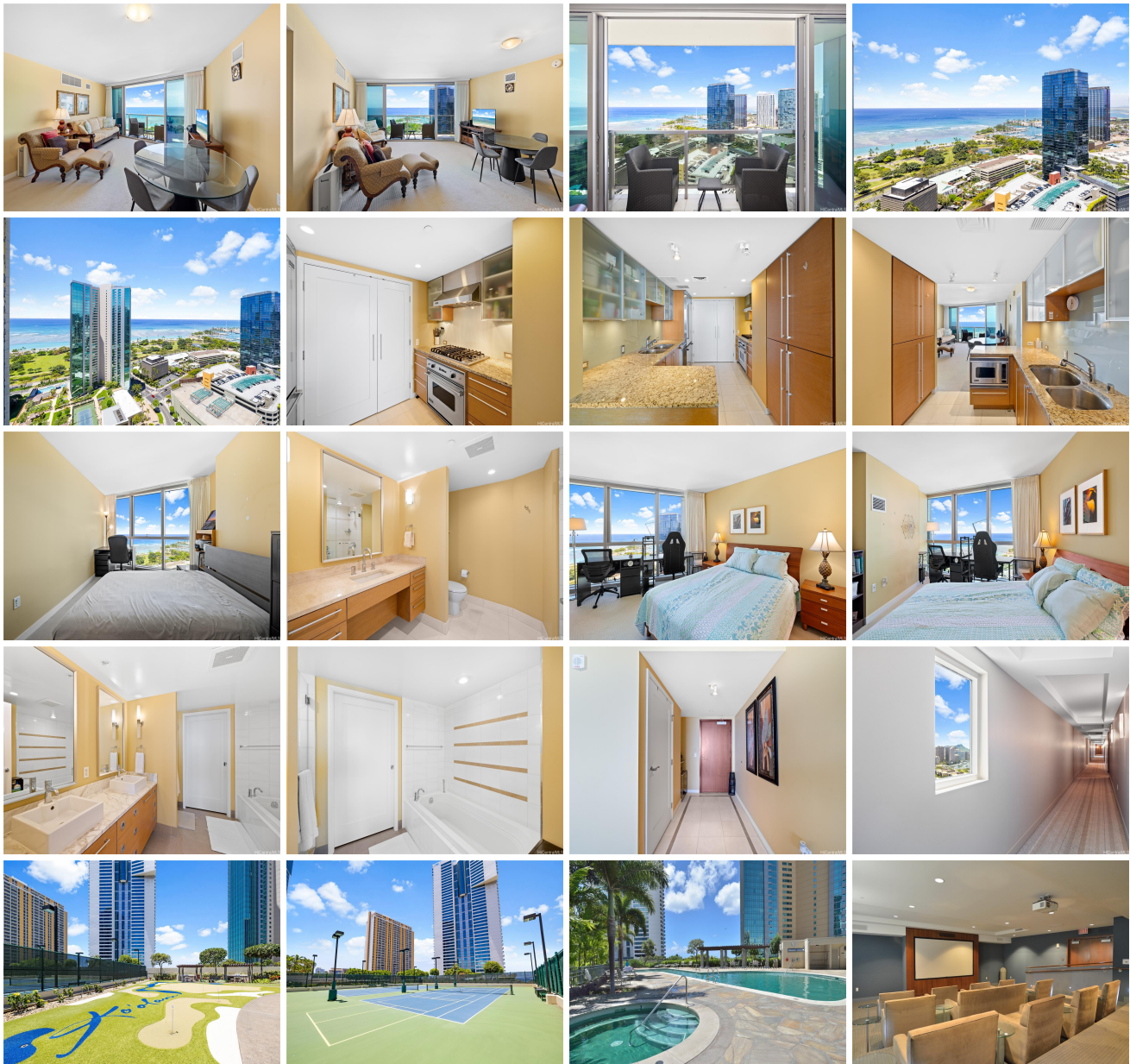


Koolani 1177 Queen Street Unit 3503, Honolulu 96814 * Koolani * \$1,290,000

Bed: 2	MLS#: <u>202412017</u>, FS	Year Built: 2006
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,120	List Date & DOM: 05-28-2024 & 30	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 49	Frontage:	Building: \$1,143,700
Sq. Ft. Other: 0	Tax/Year: \$323/2023	Land: \$63,200
Total Sq. Ft. 1,169	Neighborhood: Kakaako	Total: \$1,206,900
Maint./Assoc. \$1,279 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Guest, Secured Entry	Frontage:	
Zoning : Kak - Kakaako Community Development Project	View: City, Coastline, Ocean, Sunset	

Public Remarks: This spacious 2Bed/ 2Bath/ 2Parking unit with lanai is on a high floor of the luxury condominium Ko'olani, located in the heart of Kaka'ako! Enjoy sweeping ocean views. Kitchen has high quality Viking appliances and gas cooktop. Ko'olani is known for its friendly staff and plentiful amenities including pool, hot tub, 2 tennis courts(1 court also has lines for pickleball), putting green, BBQ cabanas, billiard room, theater, large party room, business center and more! The building is within walking distance to Ala Moana shopping center, Ala Moana beach park, Whole Foods and the shops and restaurants of Ward Village. **Sale Conditions:** None **Schools:** , , * [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 3503	\$1,290,000	2 & 2/0	1,120 \$1,152	0 \$inf	49	55%	35	30

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 3503	\$323 \$1,279 \$0	\$63,200	\$1,143,700	\$1,206,900	107%	2006 & NA

[1177 Queen Street 3503](#) - MLS#: [202412017](#) - This spacious 2Bed/ 2Bath/ 2Parking unit with lanai is on a high floor of the luxury condominium Ko'olani, located in the heart of Kaka'ako! Enjoy sweeping ocean views. Kitchen has high quality Viking appliances and gas cooktop. Ko'olani is known for its friendly staff and plentiful amenities including pool, hot tub, 2 tennis courts(1 court also has lines for pickleball), putting green, BBQ cabanas, billiard room, theater, large party room, business center and more! The building is within walking distance to Ala Moana shopping center, Ala Moana beach park, Whole Foods and the shops and restaurants of Ward Village. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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