Koolani 1177 Queen Street Unit 2108, Honolulu 96814 * Koolani * \$1,580,000

MLS#: 202413855, FS Year Built: 2006 Beds: 2

Status: Active Under Contract Bath: 2/0 Remodeled:

Living Sq. Ft.: **1,518** List Date & DOM: 06-10-2024 & 23 Total Parking: 2

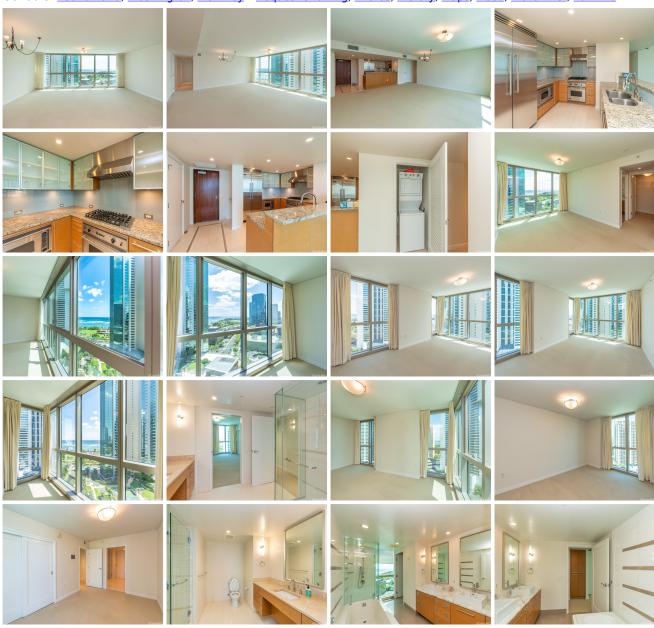
Land Sq. Ft.: 0 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$1,465,200 Sq. Ft. Other: 0 Tax/Year: \$359/2023 Land: **\$82,100** Total Sq. Ft. 1,518 Neighborhood: Kakaako Total: \$1,547,300 Maint./Assoc. **\$1,660 / \$0** Flood Zone: Zone AE - Tool Stories / CPR: 21+ / No

Parking: Assigned, Covered - 2, Guest, Frontage: Other

Secured Entry

Kak - Kakaako Community Zoning: Development Project View: City, Ocean

Public Remarks: The most sought-after 1,518 square foot, two bedroom, two bathroom floor plan at the opulent Koolani. granite worktops, gas-powered Viking equipment, and floor to ceiling windows. Whole Foods, Ala Moana Shopping Center, Ala Moana Beach Park, and all of Ward Village's eateries and shops are all within a short distance away. Resort-style features include a fitness facility (special owner fee \$25/month at Island Club & Spa), heated pool and children's pool, whirlpool, two tennis courts, theater, billiards room, gaming room, conference room, party room, and more. 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 2108	\$1,580,000	2 & 2/0	1,518 \$1,041	0 \$inf	0	53%	21	23

Address	Tax Maint. Ass.	1 1	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 2108	\$359 \$1,660 \$0	\$82,100	\$1,465,200	\$1,547,300	102%	2006 & NA

1177 Queen Street 2108 - MLS#: 202413855 - The most sought-after 1,518 square foot, two bedroom, two bathroom floor plan at the opulent Koolani. granite worktops, gas-powered Viking equipment, and floor to ceiling windows. Whole Foods, Ala Moana Shopping Center, Ala Moana Beach Park, and all of Ward Village's eateries and shops are all within a short distance away. Resort-style features include a fitness facility (special owner fee \$25/month at Island Club & Spa), heated pool and children's pool, whirlpool, two tennis courts, theater, billiards room, gaming room, conference room, party room, and more. Region: Metro Neighborhood: Kakaako Condition: Excellent Parking: Assigned, Covered - 2, Guest, Secured Entry Total Parking: 2 View: City, Ocean Frontage: Other 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