

**Koolani 1177 Queen Street Unit 2807, Honolulu 96814 \* Koolani \* \$1,288,000 \* Originally**

**\$1,328,000**

|   |  |                                |
|---|--|--------------------------------|
| Bed: <b>2</b>   | MLS#: <b>202401194, FS</b>                         | Year Built: <b>2006</b>        |
| Bath: <b>2/0</b>  | Status: <b>Active</b>                              | Remodeled: <b>2023</b>         |
| Living Sq. Ft.: <b>1,151</b>  | List Date & DOM: <b>01-22-2024 &amp; 160</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>0</b>  | Condition: <b>Excellent</b>                        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>   | Frontage: <b>Other</b>                             | Building: <b>\$1,093,000</b>   |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$320/2024</b>                        | Land: <b>\$62,300</b>          |
| Total Sq. Ft. <b>1,151</b>  | Neighborhood: <b>Kakaako</b>                       | Total: <b>\$1,155,300</b>      |
| Maint./Assoc. <b>\$1,259 / \$0</b>  | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Covered - 2</b>   | Frontage: <b>Other</b>                             |                                |
| <a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b> | View: <b>City, Ocean, Sunset</b>                   |                                |

**Public Remarks:** Experience luxury living at Koolani! This 2-bed, 2-bath unit boasts new wood flooring, central AC with Nest control, gas cooktop, Viking stainless steel appliances, and a coveted storage unit! The layout has separated bedrooms for maximum privacy and the kitchen features a generous pantry. Enjoy the convenience of two covered side-by-side parking spaces and proximity to Ala Moana Shopping Center, Whole Foods, Kakaako, and the beach. Indulge in Koolani's upscale amenities, including a fitness center, spa, swimming pool, putting greens, tennis court, dog park, billiards room, movie theater, business center, and a party room. Live in style with modern comforts and breathtaking surroundings. PS. Did I mention...it comes with a storage unit! (5.5'W x 12.5'L x 8'H) **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                | Price              | Bd & Bth | Living / Avg.   | Land   Avg. | Lanai | Occ. | FL | DOM |
|--|--------------------|----------|-----------------|-------------|-------|------|----|-----|
| <a href="#">1177 Queen Street 2807</a> | <b>\$1,288,000</b> | 2 & 2/0  | 1,151   \$1,119 | 0   \$inf   | 0     | 54%  | 28 | 160 |

| Address                                | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1177 Queen Street 2807</a> | \$320   \$1,259   \$0 | \$62,300      | \$1,093,000       | \$1,155,300    | 111%  | 2006 & 2023      |

[1177 Queen Street 2807](#) - MLS#: [202401194](#) - Original price was \$1,328,000 - Experience luxury living at Koolani! This 2-bed, 2-bath unit boasts new wood flooring, central AC with Nest control, gas cooktop, Viking stainless steel appliances, and a coveted storage unit! The layout has separated bedrooms for maximum privacy and the kitchen features a generous pantry. Enjoy the convenience of two covered side-by-side parking spaces and proximity to Ala Moana Shopping Center, Whole Foods, Kakaako, and the beach. Indulge in Koolani's upscale amenities, including a fitness center, spa, swimming pool, putting greens, tennis court, dog park, billiards room, movie theater, business center, and a party room. Live in style with modern comforts and breathtaking surroundings. PS. Did I mention...it comes with a storage unit! (5.5'W x 12.5'L x 8'H) **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Covered - 2 **Total Parking:** 2 **View:** City, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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