Aalii 987 Queen Street Unit 2509, Honolulu 96814 * Aalii * $599,000

Beds:	**0**	MLS#:	**202406009, FS**	Year Built:	**2021**
Bath:	**1/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**363**	List Date & DOM:	**06-13-2024** & **34**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**45**	Frontage:	**Other**	Building:	**$612,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$179/2024**	Land:	**$16,500**
Total Sq. Ft.	**408**	Neighborhood:	**Kakaako**	Total:	**$629,000**
Maint./Assoc.	**$461 / $26**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 1, Guest, Secured Entry**	Frontage:	**Other**		
Zoning:	**Kak – Kakaako Community Development Project**	View:	**City, Ocean, Sunset**		

Public Remarks: Fully Furnished, higher floor studio with mesmerizing view of the pool, spa, cabana, mountain, city, ocean and sunset views from your lanai! Super convenient location near Whole Foods, a variety of restaurants, shops and Ala Moana Beach! Aalii has a modern and sophisticated sense of place. The turn-key, unit's finishes include tile & luxury vinyl flooring, quartz counter tops, rain shower and Bosch appliances. New washer in 2022. You will love the exquisite amenities: 2 roof top decks with spectacular views from the Sky Lounge, a dream Fitness Club, Yoga Room, Outdoor Fitness Deck, Jacuzzi, cabanas, BBQ areas, large Dog park with pet washing station and numerous indoor/outdoor party rooms to entertain and have fun! Ward Village was named the Best master Plan Community in America in 2018! You will feel home at Aalii! Great tenant would like to stay and it could be a turn-key investment! **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
987 Queen Street 2509	$599,000	0 & 1/0	363 | $1,650	0 | $inf	45	55%	25	34

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
987 Queen Street 2509	$179 | $461 | $26	$16,500	$612,500	$629,000	95%	2021 & NA

987 Queen Street 2509 - MLS#: 202406009 - Fully Furnished, higher floor studio with mesmerizing view of the pool, spa, cabana, mountain, city, ocean and sunset views from your lanai! Super convenient location near Whole Foods, a variety of restaurants, shops and Ala Moana Beach! Aalii has a modern and sophisticated sense of place. The turn-key, unit's finishes include tile & luxury vinyl flooring, quartz counter tops, rain shower and Bosch appliances. New washer in 2022. You will love the exquisite amenities: 2 roof top decks with spectacular views from the Sky Lounge, a dream Fitness Club, Yoga Room, Outdoor Fitness Deck, Jacuzzi, cabanas, BBQ areas, large Dog park with pet washing station and numerous indoor/outdoor party rooms to entertain and have fun! Ward Village was named the Best master Plan Community in America in 2018! You will feel home at Aalii! Great tenant would like to stay and it could be a turn-key investment! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** City, Ocean, Sunset **Frontage:** Other **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