

Iolani Court Plaza 2499 Kapiolani Boulevard Unit 3609, Honolulu 96826 * \$845,000

Beds: 3	MLS#: 202408692, FS	Year Built: 1979
Bath: 2/0	Status: Active Under Contract	Remodeled: 2020
Living Sq. Ft.: 1,132	List Date & DOM: 04-22-2024 & 27	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 63	Frontage: Other	Building: \$688,900
Sq. Ft. Other: 0	Tax/Year: \$207/2024	Land: \$90,100
Total Sq. Ft. 1,195	Neighborhood: Kapiolani	Total: \$779,000
Maint./Assoc. \$1,922 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 2, Garage, Guest, Street	Frontage: Other	

[Zoning](#): **13 - A-3 High Density Apartment**

View: **City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise, Sunset**

Public Remarks: Back on the market! Buyers were unable to close so here is your chance for this amazing condo! Discover luxurious high-rise living in this fully renovated 3-bed, 2-bath condo on the 36th floor, offering panoramic Diamond Head and ocean views. Renovated in 2020, this spacious corner-end unit features over 1,000 sqft of living space, an ocean-facing lanai, and ocean views visible from all bedrooms. The kitchen boasts increased storage and an island that serves as a dining and seating area. New window coverings come with the sale. Please inquire about lending options, cash, portfolio, and VA lending only. Will consider VA assumption, rate is 2.75%. Iolani Court Plaza provides a wealth of amenities: a pool, hot tub, tennis and pickleball courts, saunas, BBQ area, car wash, and ample guest parking. Excellent security, and on-site management. This building is near the prestigious Iolani School, Kapiolani Blvd to take you to dining, beaches, and more, and near major highway entrances and exits. There is also a great mini-market on-site on the ground floor. Central A/C and electricity are covered by the HOA. 2 covered parking stalls in secure garage. Washer/Dryer in-unit. **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2499 Kapiolani Boulevard 3609	\$845,000	3 & 2/0	1,132 \$746	0 \$inf	27

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2499 Kapiolani Boulevard 3609	\$207 \$1,922 \$0	\$90,100	\$688,900	\$779,000	108%	1979 & 2020

[2499 Kapiolani Boulevard 3609](#) - MLS#: [202408692](#) - Back on the market! Buyers were unable to close so here is your chance for this amazing condo! Discover luxurious high-rise living in this fully renovated 3-bed, 2-bath condo on the 36th floor, offering panoramic Diamond Head and ocean views. Renovated in 2020, this spacious corner-end unit features over 1,000 sqft of living space, an ocean-facing lanai, and ocean views visible from all bedrooms. The kitchen boasts increased storage and an island that serves as a dining and seating area. New window coverings come with the sale. Please inquire about lending options, cash, portfolio, and VA lending only. Will consider VA assumption, rate is 2.75%. Iolani Court Plaza provides a wealth of amenities: a pool, hot tub, tennis and pickleball courts, saunas, BBQ area, car wash, and ample guest parking. Excellent security, and on-site management. This building is near the prestigious Iolani School, Kapiolani Blvd to take you to dining, beaches, and more, and near major highway entrances and exits. There is also a great mini-market on-site on the ground floor. Central A/C and electricity are covered by the HOA. 2 covered parking stalls in secure garage. Washer/Dryer in-unit. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market