

**Iolani Court Plaza 2499 Kapiolani Boulevard Unit 2301, Honolulu 96826 \* Iolani Court Plaza**

**\* \$749,000 \* Originally \$809,000**

Beds: <b>3</b>	MLS#: <b>202411138, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,168</b>	List Date & DOM: <b>05-14-2024 &amp; 44</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>95,048</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>63</b>	Frontage: <b>Golf Course</b>	Building: <b>\$575,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$193/2023</b>	Land: <b>\$84,900</b>
Total Sq. Ft. <b>1,231</b>	Neighborhood: <b>Kapiolani</b>	Total: <b>\$660,300</b>
Maint./Assoc. <b>\$1,915 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Covered - 2</b>	Frontage: <b>Golf Course</b>	

**Zoning: 13 - A-3 High Density Apartment**

**View: City, Diamond Head, Golf Course, Mountain, Sunrise**

**Public Remarks:** Rarely available 3 bedroom, 2 bathroom unit near elevator. Lanai has been enclosed for additional interior space. Central air condition, with washer and dryer in unit. Maintenance fee includes central ac, electricity, water, sewer, internet, and basic cable. Amenities include Pickle Ball Court, Tennis Court, Heated Swimming Pool, and community laundry. 2 covered parking. Easy to show. Seller has reduced price on June 2, 2024 from \$809,000 to \$749,000 to cover plumbing assessment (\$50,000) for Buyer and other improvement costs. **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
<a href="#">2499 Kapiolani Boulevard 2301</a>	<b>\$749,000</b>	3 & 2/0	1,168   \$641	95,048   \$8	63	50%	23	44

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2499 Kapiolani Boulevard 2301</a>	\$193   \$1,915   \$0	\$84,900	\$575,400	\$660,300	113%	1979 & NA

[2499 Kapiolani Boulevard 2301](#) - MLS#: [202411138](#) - Original price was \$809,000 - Rarely available 3 bedroom, 2 bathroom unit near elevator. Lanai has been enclosed for additional interior space. Central air condition, with washer and dryer in unit. Maintenance fee includes central ac, electricity, water, sewer, internet, and basic cable. Amenities include Pickle Ball Court, Tennis Court, Heated Swimming Pool, and community laundry. 2 covered parking. Easy to show. Seller has reduced price on June 2, 2024 from \$809,000 to \$749,000 to cover plumbing assessment (\$50,000) for Buyer and other improvement costs. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Above Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** City, Diamond Head, Golf Course, Mountain, Sunrise **Frontage:** Golf Course **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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