

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

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

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

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 |
|---|------------------|----------|---------------|--------------|-------|------|----|-----|
| 2499 Kapiolani Boulevard 2301 | \$749,000 | 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 |
|---|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 2499 Kapiolani Boulevard 2301 | \$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