

Koolani 1177 Queen Street Unit 3707, Honolulu 96814 * Koolani * \$1,245,000

Beds: 2	MLS#: 202411447, FS	Year Built: 2006
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,108	List Date & DOM: 05-16-2024 & 62	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 49	Frontage:	Building: \$1,135,900
Sq. Ft. Other: 0	Tax/Year: \$522/2024	Land: \$62,600
Total Sq. Ft. 1,157	Neighborhood: Kakaako	Total: \$1,198,500
Maint./Assoc. \$1,265 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 2, Guest, Secured Entry	Frontage:	
Zoning : 13 - A-3 High Density Apartment	View: City, Coastline, Ocean, Sunset	

Public Remarks: Generous Credit to Buyer at Closing For New Flooring. High Floor With Lanai, Ocean, Sunset & Coastal View. 2 bedroom, 2 bath, 2 side by side Parking Stalls. Floor to Ceiling Window. Highrise condo, Koolani offers World Class Concierge, 24/7 Security with deluxe amenities, everything you could want for RESORT like living in the heart of Kakaako. Amenities includes Heated Pool, Whirlpool, BBQ Pavilions, Tennis Courts, Putting Green, Theatre, Ballard Room, Large Meeting Room, Business Center, Dog Park and Walking Path. Special discounted Membership to the Luxurious Island Club & Spa, located in the lobby level. Conveniently Located Within block from Ward Village, Ala Moana Center, Ala Moana Beach & Park, Wholefoods, Movie Theaters, Yoga Studio, and many Shops and Restaurants. **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
1177 Queen Street 3707	\$1,245,000	2 & 2/0	1,108 \$1,124	0 \$inf	49	55%	37	62

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 3707	\$522 \$1,265 \$0	\$62,600	\$1,135,900	\$1,198,500	104%	2006 & NA

[1177 Queen Street 3707](#) - MLS#: [202411447](#) - Generous Credit to Buyer at Closing For New Flooring. High Floor With Lanai, Ocean, Sunset & Coastal View. 2 bedroom, 2 bath, 2 side by side Parking Stalls. Floor to Ceiling Window. Highrise condo, Koolani offers World Class Concierge, 24/7 Security with deluxe amenities, everything you could want for RESORT like living in the heart of Kakaako. Amenities includes Heated Pool, Whirlpool, BBQ Pavilions, Tennis Courts, Putting Green, Theatre, Ballard Room, Large Meeting Room, Business Center, Dog Park and Walking Path. Special discounted Membership to the Luxurious Island Club & Spa, located in the lobby level. Conveniently Located Within block from Ward Village, Ala Moana Center, Ala Moana Beach & Park, Wholefoods, Movie Theaters, Yoga Studio, and many Shops and Restaurants. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage:** **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