

Koolani 1177 Queen Street Unit 2106, Honolulu 96814 * Koolani * \$1,119,900 * Originally

\$1,200,000

| | | |
|---|--|--------------------------------|
| Beds: 2 | MLS#: 202411689, FS | Year Built: 2006 |
| Bath: 2/0 | Status: Active Under Contract | Remodeled: 2018 |
| Living Sq. Ft.: 1,157 | List Date & DOM: 05-26-2024 & 43 | Total Parking: 2 |
| Land Sq. Ft.: 154,029 | Condition: Above Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: | Building: \$1,082,100 |
| Sq. Ft. Other: 0 | Tax/Year: \$334/2024 | Land: \$62,600 |
| Total Sq. Ft. 1,157 | Neighborhood: Kakaako | Total: \$1,144,700 |
| Maint./Assoc. \$1,265 / \$0 | Flood Zone : Zone AE - Tool | Stories / CPR: 21+ / No |
| Parking: Assigned, Covered - 2, Guest, Secured Entry | Frontage: | |
| Zoning : Kak - Kakaako Community Development Project | View: Ocean | |

Public Remarks: A two-bedroom and two-bathroom condo featuring ocean view with upgraded kitchen backsplash, kitchen and bathroom cabinetry, as well as the wood flooring and electric shades (on all windows) to give this unit a modern touch. The owner also installed a Viking wine chiller and a touch faucet in the kitchen. Enjoy an elegant and active lifestyle at Ko'olani, where dining/entertainment venues at Ward Village and Ala Moana Center are within walking distance. Resort-like amenities include a heated saltwater pool, tennis courts, BBQ grills, putting green, theater, game room, business center, and a members-only luxury fitness center (Island Club and Spa). The unit comes with two side-by-side parking stalls. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [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 2106 | \$1,119,900 | 2 & 2/0 | 1,157 \$968 | 154,029 \$7 | 0 | 54% | 21 | 43 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 1177 Queen Street 2106 | \$334 \$1,265 \$0 | \$62,600 | \$1,082,100 | \$1,144,700 | 98% | 2006 & 2018 |

[1177 Queen Street 2106](#) - MLS#: [202411689](#) - Original price was \$1,200,000 - A two-bedroom and two-bathroom condo featuring ocean view with upgraded kitchen backsplash, kitchen and bathroom cabinetry, as well as the wood flooring and electric shades (on all windows) to give this unit a modern touch. The owner also installed a Viking wine chiller and a touch faucet in the kitchen. Enjoy an elegant and active lifestyle at Ko'olani, where dining/entertainment venues at Ward Village and Ala Moana Center are within walking distance. Resort-like amenities include a heated saltwater pool, tennis courts, BBQ grills, putting green, theater, game room, business center, and a members-only luxury fitness center (Island Club and Spa). The unit comes with two side-by-side parking stalls. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** Ocean **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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