

Koolani 1177 Queen Street Unit 2106, Honolulu 96814 * Koolani * \$1,135,000 * Originally

\$1,200,000

Beds: 2	MLS#: 202411689, FS	Year Built: 2006
Bath: 2/0	Status: Active	Remodeled: 2018
Living Sq. Ft.: 1,157	List Date & DOM: 05-26-2024 & 31	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	\$1,135,000	2 & 2/0	1,157 \$981	154,029 \$7	0	54%	21	31

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	99%	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