Koolani 1177 Queen Street Unit 2106, Honolulu 96814 * \$1,119,900 * Originally \$1,200,000

Beds: 2 MLS#: 202411689, FS Year Built: 2006

Status: Active Under Contract Bath: 2/0 Remodeled: 2018

List Date & DOM: **05-26-2024** & **43** Living Sq. Ft.: 1,157 Total Parking: 2 Assessed Value Land Sq. Ft.: 154,029 Condition: Above Average

Lanai Sq. Ft.: 0 Building: \$1,082,100 Frontage: 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, Frontage:

Secured Entry

Kak - Kakaako Community Zoning: 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.	DOM
1177 Queen Street 2106	\$1,119,900	2 & 2/0	1,157 \$968	154,029 \$7	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