Koolani 1177 Queen Street Unit 3503, Honolulu 96814 * $1,290,000

Beds:	**2**	MLS#:	**202412017, FS**	Year Built:	**2006**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,120**	List Date & DOM:	**05-28-2024** & **30**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**49**	Frontage:		Building:	**$1,143,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$323/2023**	Land:	**$63,200**
Total Sq. Ft.	**1,169**	Neighborhood:	**Kakaako**	Total:	**$1,206,900**
Maint./Assoc.	**$1,279 / $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:	**City, Coastline, Ocean, Sunset**		

Public Remarks: This spacious 2Bed/ 2Bath/ 2Parking unit with lanai is on a high floor of the luxury condominium Ko'olani, located in the heart of Kaka'ako! Enjoy sweeping ocean views. Kitchen has high quality Viking appliances and gas cooktop. Ko'olani is known for its friendly staff and plentiful amenities including pool, hot tub, 2 tennis courts(1 court also has lines for pickleball), putting green, BBQ cabanas, billiard room, theater, large party room, business center and more! The building is within walking distance to Ala Moana shopping center, Ala Moana beach park, Whole Foods and the shops and restaurants of Ward Village. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1177 Queen Street 3503	$1,290,000	2 & 2/0	1,120 | $1,152	0 | $inf	30

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 3503	$323 | $1,279 | $0	$63,200	$1,143,700	$1,206,900	107%	2006 & NA

1177 Queen Street 3503 - MLS#: 202412017 - This spacious 2Bed/ 2Bath/ 2Parking unit with lanai is on a high floor of the luxury condominium Ko'olani, located in the heart of Kaka'ako! Enjoy sweeping ocean views. Kitchen has high quality Viking appliances and gas cooktop. Ko'olani is known for its friendly staff and plentiful amenities including pool, hot tub, 2 tennis courts(1 court also has lines for pickleball), putting green, BBQ cabanas, billiard room, theater, large party room, business center and more! The building is within walking distance to Ala Moana shopping center, Ala Moana beach park, Whole Foods and the shops and restaurants of Ward Village. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage: Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market