| Koolani 1177 Queen S | Street Unit 2108, | Honolulu 96814 | * Koolani * \$1,580,000 | | |
|--|-------------------|--------------------------|------------------------------|--|--|
| Beds: 2 | | <u>202413855</u> , FS | Year Built: 2006 | | |
| Bath: 2/0 | Status: | Active Under Contract | Remodeled: | | |
| Living Sq. Ft.: 1,518 | List Date & DOM: | 06-10-2024 & 23 | Total Parking: 2 | | |
| Land Sq. Ft.: 0 | Condition: | Excellent | Assessed Value | | |
| Lanai Sq. Ft.: 0 | Frontage: | Other | Building: \$1,465,200 | | |
| Sq. Ft. Other: 0 | Tax/Year: | \$359/2023 | Land: \$82,100 | | |
| Total Sq. Ft. 1,518 | Neighborhood: | Kakaako | Total: \$1,547,300 | | |
| Maint./Assoc. \$1,660 / \$0 | Flood Zone: | Zone AE - <u>Tool</u> | Stories / CPR: 21+ / No | | |
| Parking: Assigned, Cover Parking: Secured Entry | ed - 2, Guest, | Frontage: | Other | | |
| Zoning: Kak - Kakaako Community Development Project | | View: City, Ocean | | | |

Public Remarks: The most sought-after 1,518 square foot, two bedroom, two bathroom floor plan at the opulent Koolani. granite worktops, gas-powered Viking equipment, and floor to ceiling windows. Whole Foods, Ala Moana Shopping Center, Ala Moana Beach Park, and all of Ward Village's eateries and shops are all within a short distance away. Resort-style features include a fitness facility (special owner fee \$25/month at Island Club & Spa), heated pool and children's pool, whirlpool, two tennis courts, theater, billiards room, gaming room, conference room, party room, and more. **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 DO |
|------------------------|--------------------|----------|-----------------|-------------|-------|------|-------|
| 1177 Queen Street 2108 | <u>\$1,580,000</u> | 2 & 2/0 | 1,518 \$1,041 | 0 \$inf | 0 | 53% | 21 23 |

| Address | i lax i Maint. i Ass. 👘 👘 | | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------------|----------|----------------------|-------------------|-------|---------------------|
| 1177 Queen Street 2108 | \$359 \$1,660 \$0 | \$82,100 | \$1,465,200 | \$1,547,300 | 102% | 2006 & NA |

1177 Queen Street 2108 - MLS#: 202413855 - The most sought-after 1,518 square foot, two bedroom, two bathroom floor plan at the opulent Koolani. granite worktops, gas-powered Viking equipment, and floor to ceiling windows. Whole Foods, Ala Moana Shopping Center, Ala Moana Beach Park, and all of Ward Village's eateries and shops are all within a short distance away. Resort-style features include a fitness facility (special owner fee \$25/month at Island Club & Spa), heated pool and children's pool, whirlpool, two tennis courts, theater, billiards room, gaming room, conference room, party room, and more. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Ocean **Frontage:** Other **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