Koolani 1177 Queen Street Unit 3905, Honolulu 96814 * $1,280,000

Beds:	**2**	MLS#:	**202415073, FS**	Year Built:	**2006**
Bath:	**2/0**	Status:	**Active**	Remodeled:	**2022**
Living Sq. Ft.:	**1,157**	List Date & DOM:	**06-28-2024** & **19**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**49**	Frontage:		Building:	**$1,165,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$461/2024**	Land:	**$62,900**
Total Sq. Ft.	**1,206**	Neighborhood:	**Kakaako**	Total:	**$1,228,700**
Maint./Assoc.	**$1,271 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Covered - 2**	Frontage:			
Zoning:	**Kak – Kakaako Community Development Project**	View:	**City, Coastline, Garden, Ocean, Sunset**		

Public Remarks: High floor with Lanai turquoise ocean water and golden sunsets from this spacious condo. This freshly painted unit boasts luxury Viking appliances, central air and fantastic layout allowing for privacy. Master bedroom features 2 closets, double vanity and separate soaking tub & shower. Fantastic ocean views from every room! Unit includes 2 side by side parking stalls. Koolani has amazing amenities including expansive recreation deck with pool, spa, pickle ball & tennis court, putting green, and dog area. The building also includes a billiards room, theater room, business center and party room. Shopping and restaurants in trendy Kakaako are right outside and just walking distance to Ala Moana shopping center. **Sale Conditions:** None **Schools:** Kaahumanu, Keelikolani, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1177 Queen Street 3905	$1,280,000	2 & 2/0	1,157 | $1,106	0 | $inf	19

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 3905	$461 | $1,271 | $0	$62,900	$1,165,800	$1,228,700	104%	2006 & 2022

1177 Queen Street 3905 - MLS#: 202415073 - High floor with Lanai turquoise ocean water and golden sunsets from this spacious condo. This freshly painted unit boasts luxury Viking appliances, central air and fantastic layout allowing for privacy. Master bedroom features 2 closets, double vanity and separate soaking tub & shower. Fantastic ocean views from every room! Unit includes 2 side by side parking stalls. Koolani has amazing amenities including expansive recreation deck with pool, spa, pickle ball & tennis court, putting green, and dog area. The building also includes a billiards room, theater room, business center and party room. Shopping and restaurants in trendy Kakaako are right outside and just walking distance to Ala Moana shopping center. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** City, Coastline, Garden, Ocean, Sunset **Frontage: Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** Kaahumanu, Keelikolani, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market