

**Koolani 1177 Queen Street Unit 3205, Honolulu 96814 Koolani**

|                                     |                                                          |                                                                      |
|-------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------|
| Status: Cancelled                   | MLS#: <a href="#">202306363</a>                          | Parcel#: <a href="#">1-2-3-006-014-0238</a>                          |
| List Price: \$1,500,000             | Original Price: \$1,500,000                              | Price Change: \$0                                                    |
| Beds: 2   Baths: 2/0                | Year Built: 2006                                         | Remodeled: 2019                                                      |
| Region: Metro                       | Neighborhood: Kakaako                                    | Building: Koolani                                                    |
| Living Sq Ft: 1,157                 | Other Sq Ft: 0                                           | Total Sq Ft: 1,157                                                   |
| Land Sq Ft: 0                       | Land Tenure: FS - Fee Simple                             | Lanai Sq Ft: 0                                                       |
| Total Parking: 2                    | Date Listed: 03-18-2023                                  | Days on Market: 80                                                   |
| View: Ocean, Sunset                 | Frontage:                                                | Type: Condo/Townhouse                                                |
| Assessed Building: \$1,035,900      | Assessed Land: \$56,200                                  | Assessed Value: \$1,092,100                                          |
| Taxes: \$289   Year: 2022           | Maintenance Fee: \$1,205                                 | Association Fee: \$0                                                 |
| Flood Zone: Zone AE                 | Stories: One                                             | CPR: No                                                              |
| Condition: Excellent, Above Average | Parking: Assigned, Covered - 2, Open - 3+, Secured Entry | <a href="#">Zoning</a> : Kak - Kakaako Community Development Project |
| Elementary:                         | Middle School:                                           | High School:                                                         |

**Public Remarks:** Pre-qualified and / or cash buyers for showing. Property will be sold AS IS. Unit is not vacant. The maintenance fee does not include electricity and hot water. Gym membership is also not included in the maintenance fee. Occupants pay gym membership separately. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Central, Blinds, Book Shelves, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater  
**Amenities:** BBQ, Car Wash, Concierge, Condo Association Pool, Dog Park, Exercise Room, Fire Sprinkler, Meeting Room, Pool on Property, Putting Green, Resident Manager, Sauna, Security Guard, Tennis Court, Trash Chute, Wall/Fence, Whirlpool  
**Utilities:** **Construction:** Concrete, Other, Steel Frame **Lot**  
**Features:** **Floor:** Ceramic Tile, Hardwood, Marble/Granite **Disclosures:** Licensed Owner, Listor Owner, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial  
**Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Other, Steel Frame **Roof:**  
**Flooring:** Ceramic Tile, Hardwood, Marble/Granite **Security Features:** Gated Community, Key, Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None  
**Management Company:** Hawaiian Properties **Management Company Phone:** 808 539 9777



