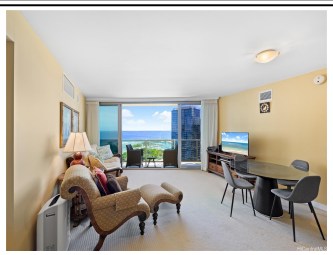
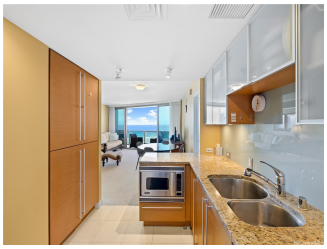
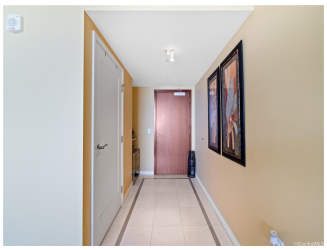
Koolani 1177 Queen Street Unit 3503, Honolulu 96814 Koolani

Status: Sold	MLS#: **202412017**	Parcel#: **1-2-3-006-014-0263**
List Price: $1,290,000	Original Price: $1,290,000	Price Change: $0
Beds: 2 | Baths: 2/0	Year Built: 2006	Remodeled:
Region: Metro	Neighborhood: Kakaako	Building: Koolani
Living Sq Ft: 1,120	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 1,169
Land Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **130** 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 49
Total Parking: 2	Date Listed: 05-28-2024	Days on Market: 140
View: City, Coastline, Ocean, Sunset	Frontage: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **141**	Type: Condo/Townhouse
Assessed Building: $1,143,700	Assessed Land: $63,200	Assessed Value: $1,206,900
Taxes: $323 | Year: 2023	Maintenence Fee: $1,279	Association Fee: $0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Guest, Secured Entry	Zoning: Kak – Kakaako Community Development Project
Close Price: $1,160,000	Close Date: 11-27-2024	Financing: Cash,Conventional | Concessions:
Elementary:	Middle School:	High School:

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 * Photos, History

Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Car Wash, Concierge, Condo Association Pool, Dog Park, Heated Pool, Meeting Room, Other, Pool on Property, Putting Green, Recreation Area, Recreation Room, Resident Manager, Tennis Court, Trash Chute, Walking/Jogging Path, Whirlpool **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **206**
Construction: Concrete **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **216**
Floor: Ceramic Tile, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Negotiable **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Key,Keyed Elevator,Security Patrol,Video **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Hawaiian Prop **Management Company Phone:** 539-9777