

## Koolani 1177 Queen Street Unit 3503, Honolulu 96814 Koolani

Status: Sold	MLS#: <a href="#">202518568</a>	Parcel#: <a href="#">1-2-3-006-014-0263</a>
List Price: \$1,248,888	Original Price: \$1,278,888	Price Change: \$-30,000
Beds: 2   Baths: 2/0	Year Built: 2006	Remodeled: 2024
Region: Metro	Neighborhood: Kakaako	Building: Koolani
Living Sq Ft: 1,120	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 1,169
Land Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>130</b> 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 49
Total Parking: 2	Date Listed: 08-22-2025	Days on Market: 127
View: City, Coastline, Ocean, Sunset	Frontage: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>	Type: Condo/Townhouse
Assessed Building: \$1,193,500	Assessed Land: \$63,200	Assessed Value: \$1,256,700
Taxes: \$331   Year: 2024	Maintenance Fee: \$1,458	Association Fee: \$0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Guest, Secured Entry	<a href="#">Zoning:</a> Kak - Kakaako Community Development Project
Close Price: \$1,140,000	Close Date: 01-23-2026	Financing: Cash   Concessions:
Elementary:	Middle School:	High School:

**Public Remarks:** E Komo Mai to Kakaako's luxurious Koolani! Your home search ends here! With its grand entry foyer that parallels 5 Star hotels, this executive style, high floor luxury condo is turnkey and move-in ready. Be WOWED by the Million Dollar ocean views immediately upon entry. Dine al fresco on your very own private lanai, enjoying the sweeping ocean views and famous Hawaii sunsets. Tasteful renovations include hardwood flooring, recently painted interior and custom finishes throughout, just too much to list. Floor plan design separates the two large bedroom suites by the living room for added privacy. Chef's kitchen features high quality Viking appliances, gas cooktop range and large pantry. The current homeowners also love the best location of the two parking stalls. Koolani is known for its friendly and professional staff. All the amenities abound - a large heated swimming pool, hot tub, 2 tennis courts (and pickleball), putting greens, BBQ cabanas, billiards room, movie theater, large party room, business center and more! One block to Ala Moana shopping center, short walk to Ala Moana beach park, Whole Foods and all that Kakaako has to offer. Pet friendly (verify) and furnishings negotiable. Enjoy! **Sale**

**Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Central, Auto Garage Door Opener, Cable TV, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Range Hood, Refrigerator, Smoke Detector, Washer, Water Heater, Wine Refrigerator **Amenities:** BBQ, Car Wash, Concierge, Condo Association Pool, Dog Park, Exercise Room, Heated Pool, Meeting Room, Patio/Deck, Pool on Property, Putting Green, Recreation Area, Recreation Room, Resident Manager, Sauna, 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, Hardwood **Disclosures:** Pets Allowed (Verify) **Land Recorded:** Land Court **Furnished:** Negotiable **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, Hardwood **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiian Prop Management Company **Phone:** 539-9777





FIGURE 1.1  
FLOOR PLAN OF THE BUILDING