

Koolani 1177 Queen Street Unit 3501, Honolulu 96814 Koolani

Status: Cancelled	MLS#: 202424355	Parcel#: 1-2-3-006-014-0261
List Price: \$1,485,000	Original Price: \$1,585,000	Price Change: \$-100,000
Beds: 3 Baths: 2/0	Year Built: 2006	Remodeled:
Region: Metro	Neighborhood: Kakaako	Building: Koolani
Living Sq Ft: 1,374	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: 1,374
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: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 2	Date Listed: 11-18-2024	Days on Market: 163
View: City, Mountain, Ocean	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$1,413,600	Assessed Land: \$73,800	Assessed Value: \$1,487,400
Taxes: \$796 Year: 2024	Maintenance Fee: \$1,702	Association Fee: \$0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2	Zoning: Kak - Kakaako Community Development Project
Elementary:	Middle School:	High School:

Public Remarks: Welcome home to this rarely available, high floor, premium corner '01' floor plan at the prestigious Koolani, where comfort meets sophistication in the heart of Honolulu. This thoughtfully designed three-bedroom, two-bathroom home offers a rare combination of space, views, and natural ventilation that creates an ideal urban sanctuary. Opening the windows welcomes in cool mountain breezes, creating a natural flow of fresh air throughout the home. The open-concept living area serves as the heart of this home, where floor-to-ceiling windows frame breathtaking views of Ko'olau mountain range, city views and even the view of an iconic Diamond Head. The gourmet kitchen is equipped with Viking appliances and gas-cook top with plenty of counter space. Situated in one of Honolulu's most coveted neighborhoods, Koolani offers unparalleled convenience: Steps away from Ala Moana Shopping Center, walking distance to Ala Moana Beach Park, minutes from Ward Village's sophisticated dining and boutique shopping and convenient proximity to downtown Honolulu and Waikiki. **Sale Conditions:** None
* [Photos](#), [History](#)

Inclusions: AC Central, Blinds, Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer **Amenities:** BBQ, Condo Association Pool, Dog Park, Exercise Room, Meeting Room, Pool on Property, Recreation Area, Recreation Room, Security Guard, Tennis Court, Trash Chute, 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](/home/oahure/public_html/PDF_Summary.php) on line **206**
Construction: Concrete, Steel Frame **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](/home/oahure/public_html/PDF_Summary.php) on line **216**
Floor: W/W Carpet **Disclosures:** None **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Steel Frame **Roof:** **Flooring:** W/W Carpet **Security Features:** Keyed Elevator **Easements:** **Set Backs:** **Special Listing Conditions:** None
Management Company: Hawaiian Properties **Management Company Phone:** 8085399777