

## Koolani 1177 Queen Street Unit 3501, Honolulu 96814 Koolani

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| Status: Cancelled                                                                                                                                                                                                                                    | MLS#: <a href="#">202424355</a>                                                                                                                                                                                                                       | Parcel#: <a href="#">1-2-3-006-014-0261</a>                                                                                                                                                                                                           |
| 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:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>126</b><br>0 | Total Sq Ft: 1,374                                                                                                                                                                                                                                    |
| Land Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>130</b><br>0 | Land Tenure: FS - Fee Simple                                                                                                                                                                                                                          | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>132</b><br>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                                                                                                                                                                                                                        | <b>Zoning:</b> 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

