

Koolani 1177 Queen Street Unit 3501, Honolulu 96814 Koolani

Status: Cancelled	MLS#: 202511113	Parcel#: 1-2-3-006-014-0261
List Price: \$1,450,000	Original Price: \$1,450,000	Price Change: \$0
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: 05-12-2025	Days on Market: 35
View: City, Mountain, Ocean	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: \$1,413,600	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: Covered - 2	Zoning: Kak - Kakaako Community Development Project
Elementary:	Middle School:	High School:

Public Remarks: The best buy in Kakaako! Back on the market with recently updated luxury vinyl flooring in the main living areas and new carpet in all three bedrooms. This rarely available, high floor, corner '01' floor plan is situated on the cooler side of the building and welcomes in cool mountain breezes which creates a natural flow of fresh air throughout the home. This thoughtfully designed three-bedroom, two-bathroom home offers a rare combination of space, views, and natural ventilation. 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, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Condo Association Pool, Dog Park, Exercise Room, Fire Sprinkler, Meeting Room, Putting Green, Recreation Room, Resident Manager, 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: Vinyl, W/W Carpet **Disclosures:** None **Land Recorded:** Land Court **Furnished:** Partial
Architectural Style: High-Rise 7+ Stories **Construction Materials:** Concrete, Steel Frame **Roof:**
Flooring: Vinyl, W/W Carpet **Security Features:** Card, Key, Keyed Elevator, Video **Easements:** Set
Backs: **Special Listing Conditions:** None **Management Company:** Hawaiian Properties
Management Company Phone: 8085399777

