

Iolani Court Plaza 2499 Kapiolani Boulevard Unit 801, Honolulu 96826 Iolani Court Plaza

Status: Expired	MLS#: 2811619	Parcel#: 1-2-7-019-014-0047
List Price: \$399,000	Original Price: \$425,000	Price Change: \$-26,000
Beds: 3 Baths: 2/0	Year Built: 1980	Remodeled: 2008
Region: Metro	Neighborhood: Kapiolani	Building: Iolani Court Plaza
Living Sq Ft: 1,168	Other Sq Ft: 0	Total Sq Ft: 1,231
Land Sq Ft: 95,036	Land Tenure: LH - Leasehold	Lanai Sq Ft: 63
Total Parking: 2	Date Listed: 07-14-2008	Days on Market: 182
View: City, Mountain	Frontage:	Type: Condo/Townhouse
Assessed Building: \$395,000	Assessed Land: \$162,300	Assessed Value: \$557,300
Taxes: \$157 Year: 2008	Maintenance Fee: \$941	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Guest	Zoning:
Elementary: Ala Wai	Middle School: Washington	High School: Kaimuki

Public Remarks: Very desirable corner unit with new carpet, new kitchen appliances, and interior painting. Lease-to-fee price is \$156,606 to Dec. 31, 2008. Seller is planning to do a 1031 Exchange. Use 'AS IS' Addendum. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Central, Blinds, Cable TV, Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Meeting Room, Pool on Property, Resident Manager, Sauna, Security Guard, Tennis Court, Trash Chute **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** 1031 Exchange, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** W E Denison Corp **Management Company Phone:** 733-7400