<u>Aali</u>	i 987 Queen Stre	<u>et Unit 1310,</u>	Honolulu 96814	* Aalii * \$626,000
Beds:	0	MLS#:	<u>202326103</u> , FS	Year Built: 2019
Bath:	1/0	Status:	Active	Remodeled:
Living Sq. Ft.:	373	List Date & DOM:	11-27-2023 & 169	Total Parking: 1
Land Sq. Ft.:	0	Condition:	Excellent	Assessed Value
Lanai Sq. Ft.:	54	Frontage:		Building: \$652,000
Sq. Ft. Other:	0	Tax/Year:	\$58/2023	Land: \$17,200
Total Sq. Ft.	427	Neighborhood:	Kakaako	Total: \$669,200
Maint./Assoc.	\$482 / \$26	Flood Zone:	Zone AE - <u>Tool</u>	Stories / CPR: 8-14 / No
Parking:	Assigned, Covered - 1 Guest, Secured Entry	L, Garage,	Frontage:	
Zoning:	Kak - Kakaako Comm Development Project	unity	View:	City, Ocean

Public Remarks: FABULOUS OCEAN VIEWS!!! FULLY FURNISHED studio with 1 parking unit in 'A'ali'i, located in the newer community of Ward Village in Kaka'ako. Designer-selected custom furniture designed by Solomon Cordwell Buenz architects with Rottet Studio is simply a joy to come home to. Including all the kitchen pots and pans, forks, knives wine glasses, towels, sheets, bed coverings, and cutting-edge Bosch appliances. You all need to bring your suitcases. This unit embodies creative, contemporary, and elegant finishes. The unit is the cooler and quiet side of the building. Penthouse-level amenities on Lanai 42, a full-floor oasis for relaxing and socializing, provide gorgeous 360° views of land and sea and a state-of-the-art fitness center. Located in the center of Ward Village, this place provides immediate access to a vibrant, planned walkable neighborhood, world-renowned restaurants, unique local retailers, a flagship market, and free community events. Sold "AS IS" and sale includes furnishings. Listing price only for unit. A storage room to be sold separately (option). **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ. F	L DOM
987 Queen Street 1310	<u>\$626,000</u>	0 & 1/0	373 \$1,678	0 \$inf	54	14% 1	3 169

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
987 Queen Street 1310	\$58 \$482 \$26	\$17,200	\$652,000	\$669,200	94%	2019 & NA

987 Queen Street 1310 - MLS#: 202326103 - FABULOUS OCEAN VIEWS!!! FULLY FURNISHED studio with 1 parking unit in 'A'ali'i, located in the newer community of Ward Village in Kaka'ako. Designer-selected custom furniture designed by Solomon Cordwell Buenz architects with Rottet Studio is simply a joy to come home to. Including all the kitchen pots and pans, forks, knives wine glasses, towels, sheets, bed coverings, and cutting-edge Bosch appliances. You all need to bring your suitcases. This unit embodies creative, contemporary, and elegant finishes. The unit is the cooler and quiet side of the building. Penthouse-level amenities on Lanai 42, a full-floor oasis for relaxing and socializing, provide gorgeous 360° views of land and sea and a state-of-the-art fitness center. Located in the center of Ward Village, this place provides immediate access to a vibrant, planned walkable neighborhood, world-renowned restaurants, unique local retailers, a flagship market, and free community events. Sold "AS IS" and sale includes furnishings. Listing price only for unit. A storage room to be sold separately (option). **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Ocean **Frontage: Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number