

## **Iolani Court Plaza 2499 Kapiolani Boulevard Unit 3409, Honolulu 96826 \* Iolani Court Plaza**

**\* \$849,000**

|   |  |                                |
|---|--|--------------------------------|
| Beds: <b>3</b>  | MLS#: <b><u>202400660</u>, FS</b>                        | Year Built: <b>1979</b>        |
| Bath: <b>2/0</b>  | Status: <b>Active</b>                                    | Remodeled: <b>2014</b>         |
| Living Sq. Ft.: <b>1,132</b>                                | List Date & DOM: <b>01-10-2024 &amp; 119</b>             | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>95,048</b>                                 | Condition: <b>Above Average</b>                          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>106</b>                                   | Frontage: <b>Other</b>                                   | Building: <b>\$576,000</b>     |
| Sq. Ft. Other: <b>0</b>                                     | Tax/Year: <b>\$193/2023</b>                              | Land: <b>\$85,400</b>          |
| Total Sq. Ft. <b>1,238</b>                                  | Neighborhood: <b>Kapiolani</b>                           | Total: <b>\$661,400</b>        |
| Maint./Assoc. <b>\$1,922 / \$0</b>                          | <a href="#">Flood Zone</a> : <b>Zone X - <u>Tool</u></b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>Assigned, Covered - 2, Guest, Secured Entry</b> | Frontage: <b>Other</b>                                   |                                |

**Zoning: 13 - A-3 High Density Apartment**

**View: City, Diamond Head, Golf Course, Mountain, Ocean, Sunrise**

**Public Remarks:** Welcome to your dream oasis at Iolani Court Plaza! This exquisite 3-bed, 2-bath corner end unit in the rarely available but highly desired -09 stack, invites you to indulge in luxury living with breathtaking views from the mountains to the ocean, of the Ala Wai golf course, iconic Diamond Head, the Waikiki skyline, & more! This thoughtfully renovated unit features granite counters, custom cabinetry, and laminate and tile flooring that seamlessly complement the upgraded kitchen & baths. The attention to detail is evident throughout, offering a harmonious blend of comfort and style. This upscale condo not only promises an idyllic living space but also boasts a plethora of amenities to elevate your lifestyle. Relax by the pools, play a game of tennis, practice your putting, or grill your dinner, all on the elevated recreation deck. This along with 24 hr on site security and attentive resident manager allow for comfort in the highest. **Sale Conditions:** None

**Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                                       | Price                     | Bd & Bth | Living / Avg. | Land   Avg.  | Lanai | Occ. | FL | DOM |
|---|---------------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">2499 Kapiolani Boulevard 3409</a> | <a href="#">\$849,000</a> | 3 & 2/0  | 1,132   \$750 | 95,048   \$9 | 106   | 65%  | 34 | 119 |

| Address                                       | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2499 Kapiolani Boulevard 3409</a> | \$193   \$1,922   \$0 | \$85,400      | \$576,000         | \$661,400      | 128%  | 1979 & 2014      |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| <p><a href="#">2499 Kapiolani Boulevard 3409</a> - MLS#: <a href="#">202400660</a> - Welcome to your dream oasis at Iolani Court Plaza! This exquisite 3-bed, 2-bath corner end unit in the rarely available but highly desired -09 stack, invites you to indulge in luxury living with breathtaking views from the mountains to the ocean, of the Ala Wai golf course, iconic Diamond Head, the Waikiki skyline, &amp; more! This thoughtfully renovated unit features granite counters, custom cabinetry, and laminate and tile flooring that seamlessly complement the upgraded kitchen &amp; baths. The attention to detail is evident throughout, offering a harmonious blend of comfort and style. This upscale condo not only promises an idyllic living space but also boasts a plethora of amenities to elevate your lifestyle. Relax by the pools, play a game of tennis, practice your putting, or grill your dinner, all on the elevated recreation deck. This along with 24 hr on site security and attentive resident manager allow for comfort in the highest. <b>Region:</b> Metro <b>Neighborhood:</b> Kapiolani <b>Condition:</b> Above Average <b>Parking:</b> Assigned, Covered - 2, Guest, Secured Entry <b>Total Parking:</b> 2 <b>View:</b> City, Diamond Head, Golf Course, Mountain, Ocean, Sunrise <b>Frontage:</b> Other <b>Pool:</b> <b>Zoning:</b> 13 - A-3 High Density Apartment <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Ala Wai</a>, <a href="#">Washington</a>, <a href="#">Kaimuki</a> * <a href="#">Request Showing</a>, <a href="#">Photos</a>, <a href="#">History</a>, <a href="#">Maps</a>, <a href="#">Deed</a>, <a href="#">Watch List</a>, <a href="#">Tax Info</a></p> |  |  |  |  |  |  |
|--|--|--|--|--|--|--|

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