

**Koolani 1177 Queen Street Unit 3603, Honolulu 96814 \* Koolani \* \$1,319,888 \* Originally \$1,358,000**

Beds: <b>2</b>	MLS#: <b>202400737, FS</b>	Year Built: <b>2006</b>
Bath: <b>2/0</b>	Status: <b>Active Under Contract</b>	Remodeled:
Living Sq. Ft.: <b>1,120</b>	List Date & DOM: <b>01-12-2024 &amp; 106</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>49</b>	Frontage:	Building: <b>\$1,148,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$313/2023</b>	Land: <b>\$63,200</b>
Total Sq. Ft. <b>1,169</b>	Neighborhood: <b>Kakaako</b>	Total: <b>\$1,211,500</b>
Maint./Assoc. <b>\$1,279 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 2, Guest, Secured Entry</b>	Frontage:	
<a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b>	View: <b>City, Coastline, Mountain, Ocean, Sunset</b>	

**Public Remarks:** Live in the heart of Kaka`oko in this amazing home with breathtaking ocean, city and sunset views. This unit is well situated and luxuriously updated with new quartz countertops, sink, and disposal a gas cooktop, and a large walk-in pantry. Enjoy the comforts of the newly installed Luxury Laminate floors throughout the unit, ceiling fans, automated window treatments in all the rooms, Blackout curtains in both bedrooms and the central air conditioning system. The resort-style amenities at the renowned Ko`olani include a saltwater pool, a hot tub, tennis courts, BBQ cabanas, a private theater, meeting and party rooms and putting green. Ko`olani is also a pet-friendly building with ample guest parking spaces. The complex is home to the Island Club & Spa which offers residents discounted membership. The Ko`olani is nearby Ala Moana Shopping Center, Ala Moana Beach Park, and the shops and restaurants at the Ward Village offering its residents a modern Honolulu lifestyle. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Keelikolani](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1177 Queen Street 3603</a>	<b>\$1,319,888</b>	2 & 2/0	1,120   \$1,178	0   \$inf	49	51%	36	106

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1177 Queen Street 3603</a>	\$313   \$1,279   \$0	\$63,200	\$1,148,300	\$1,211,500	109%	2006 & NA

[1177 Queen Street 3603](#) - MLS#: [202400737](#) - Original price was \$1,358,000 - Live in the heart of Kaka`oko in this amazing home with breathtaking ocean, city and sunset views. This unit is well situated and luxuriously updated with new quartz countertops, sink, and disposal a gas cooktop, and a large walk-in pantry. Enjoy the comforts of the newly installed Luxury Laminate floors throughout the unit, ceiling fans, automated window treatments in all the rooms, Blackout curtains in both bedrooms and the central air conditioning system. The resort-style amenities at the renowned Ko`olani include a saltwater pool, a hot tub, tennis courts, BBQ cabanas, a private theater, meeting and party rooms and putting green. Ko`olani is also a pet-friendly building with ample guest parking spaces. The complex is home to the Island Club & Spa which offers residents discounted membership. The Ko`olani is nearby Ala Moana Shopping Center, Ala Moana Beach Park, and the shops and restaurants at the Ward Village offering its residents a modern Honolulu lifestyle. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Mountain, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Keelikolani](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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