

Koolani 1177 Queen Street Unit 2807, Honolulu 96814 * Koolani * \$1,318,000 * Originally \$1,328,000

Beds: 2	MLS#: 202401194, FS	Year Built: 2006
Bath: 2/0	Status: Active	Remodeled: 2023
Living Sq. Ft.: 1,151	List Date & DOM: 01-22-2024 & 109	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$1,093,000
Sq. Ft. Other: 0	Tax/Year: \$320/2024	Land: \$62,300
Total Sq. Ft. 1,151	Neighborhood: Kakaako	Total: \$1,155,300
Maint./Assoc. \$1,259 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Covered - 2	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: City, Ocean, Sunset	

Public Remarks: Experience luxury living at Koolani! This 2-bed, 2-bath unit boasts new wood flooring, central AC with Nest control, gas cooktop, Viking stainless steel appliances, and a coveted storage unit! The layout has separated bedrooms for maximum privacy and the kitchen features a generous pantry. Enjoy the convenience of two covered side-by-side parking spaces and proximity to Ala Moana Shopping Center, Whole Foods, Kakaako, and the beach. Indulge in Koolani's upscale amenities, including a fitness center, spa, swimming pool, putting greens, tennis court, dog park, billiards room, movie theater, business center, and a party room. Live in style with modern comforts and breathtaking surroundings. PS. Did I mention...it comes with a storage unit!? (5.5'W x 12.5'L x 8'H) **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1177 Queen Street 2807	\$1,318,000	2 & 2/0	1,151 \$1,145	0 \$inf	0	54%	28	109

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 2807	\$320 \$1,259 \$0	\$62,300	\$1,093,000	\$1,155,300	114%	2006 & 2023

[1177 Queen Street 2807](#) - MLS#: [202401194](#) - Original price was \$1,328,000 - Experience luxury living at Koolani! This 2-bed, 2-bath unit boasts new wood flooring, central AC with Nest control, gas cooktop, Viking stainless steel appliances, and a coveted storage unit! The layout has separated bedrooms for maximum privacy and the kitchen features a generous pantry. Enjoy the convenience of two covered side-by-side parking spaces and proximity to Ala Moana Shopping Center, Whole Foods, Kakaako, and the beach. Indulge in Koolani's upscale amenities, including a fitness center, spa, swimming pool, putting greens, tennis court, dog park, billiards room, movie theater, business center, and a party room. Live in style with modern comforts and breathtaking surroundings. PS. Did I mention...it comes with a storage unit!? (5.5'W x 12.5'L x 8'H) **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Covered - 2 **Total Parking:** 2 **View:** City, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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