

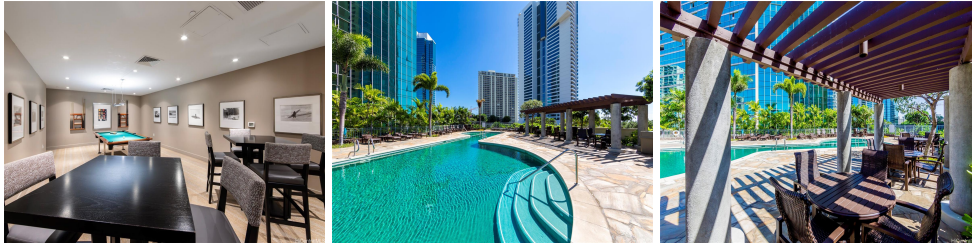
Koolani 1177 Queen Street Unit 4006, Honolulu 96814 * Koolani * \$1,330,000

Beds: 2	MLS#: 202401450, FS	Year Built: 2006
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,113	List Date & DOM: 01-25-2024 & 109	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$1,160,600
Sq. Ft. Other: 0	Tax/Year: \$546/2023	Land: \$62,900
Total Sq. Ft. 1,113	Neighborhood: Kakaako	Total: \$1,223,500
Maint./Assoc. \$1,271 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Guest	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: Ocean	

Public Remarks: Discover Koolani, one of Oahu's most established luxury condominium residences in the heart of Honolulu's vibrant Kakaako district. This 40th-floor home soars above Honolulu's southern coastline; open up to paradise via floor-to-ceiling sliding glass doors, where soothing ocean breezes and majestic vistas of the Pacific Ocean, Ala Moana Beach Park, urban Honolulu, and captivating sunsets are your backdrop for everyday life. A well-designed 2 bedroom, 2 bath floor plan features a designer chef's kitchen with Viking appliances, resort-style bathrooms, generous bedroom spaces, and Pacific Ocean views from the main living spaces, kitchen, and both bedrooms. Well-managed and featuring high-end amenities from an oversized swimming pool, putting greens, and tennis courts, to movie theater, party, and billiards rooms, Koolani is a true resort-style destination in the heart of ultra-convenient Honolulu. Photo #5 is an enhanced, zoomed-in photo. **Sale**

Conditions: None **Schools:** [Kaahumanu](#), [Washington](#), [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 4006	\$1,330,000	2 & 2/0	1,113 \$1,195	0 \$inf	0	54%	40	109

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1177 Queen Street 4006	\$546 \$1,271 \$0	\$62,900	\$1,160,600	\$1,223,500	109%	2006 & NA

[1177 Queen Street 4006](#) - MLS#: [202401450](#) - Discover Koolani, one of Oahu's most established luxury condominium residences in the heart of Honolulu's vibrant Kakaako district. This 40th-floor home soars above Honolulu's southern coastline; open up to paradise via floor-to-ceiling sliding glass doors, where soothing ocean breezes and majestic vistas of the Pacific Ocean, Ala Moana Beach Park, urban Honolulu, and captivating sunsets are your backdrop for everyday life. A well-designed 2 bedroom, 2 bath floor plan features a designer chef's kitchen with Viking appliances, resort-style bathrooms, generous bedroom spaces, and Pacific Ocean views from the main living spaces, kitchen, and both bedrooms. Well-managed and featuring high-end amenities from an oversized swimming pool, putting greens, and tennis courts, to movie theater, party, and billiards rooms, Koolani is a true resort-style destination in the heart of ultra-convenient Honolulu. Photo #5 is an enhanced, zoomed-in photo. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Ocean **Frontage:** Other **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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