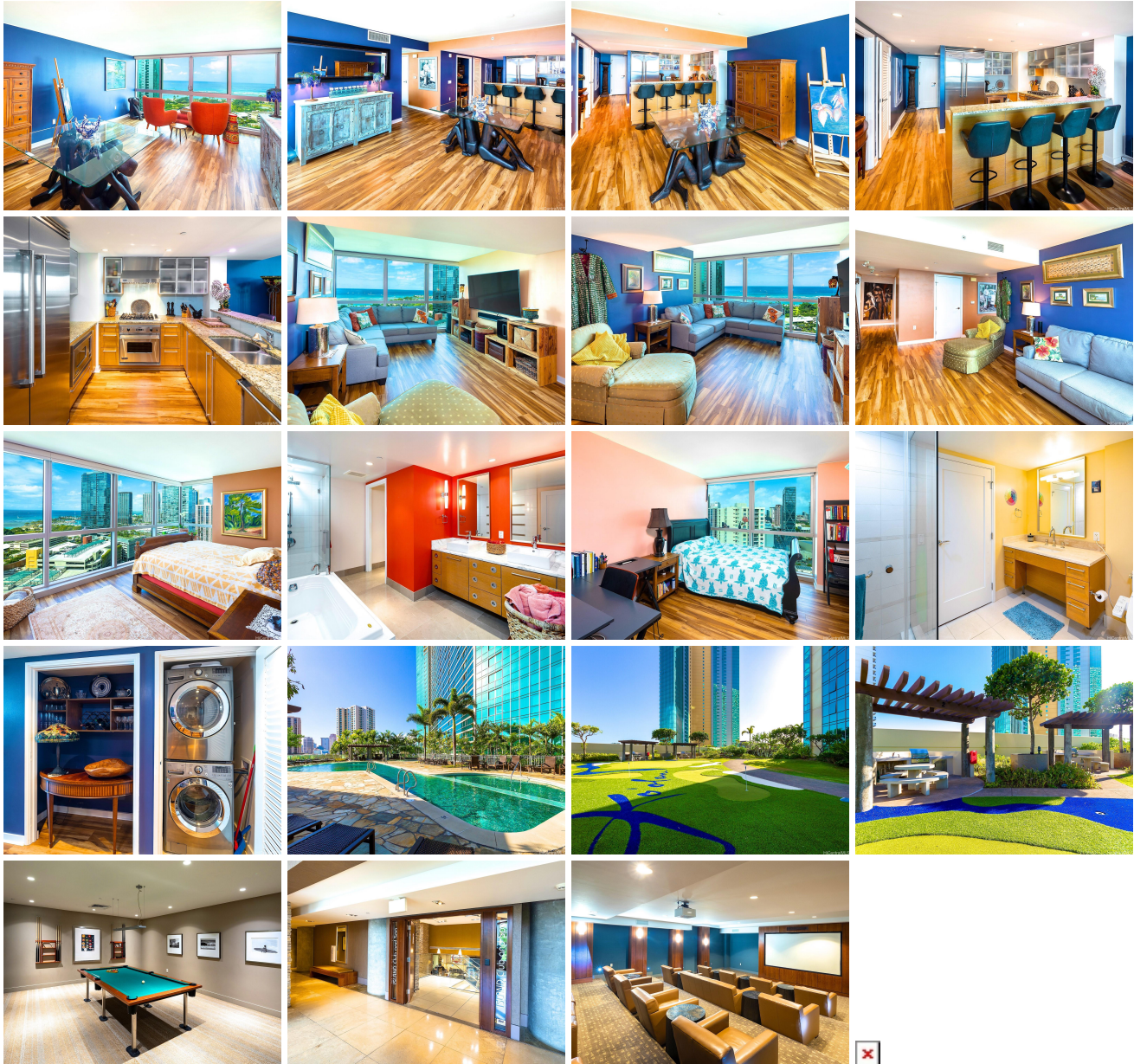


**Koolani 1177 Queen Street Unit 2602, Honolulu 96814 \* Koolani \* \$1,849,000**

Beds: <b>2</b>	MLS#: <b>202404542, FS</b>	Year Built: <b>2006</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,561</b>	List Date & DOM: <b>03-01-2024 &amp; 69</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>0</b>	Frontage:	Building: <b>\$1,523,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$446/2024</b>	Land: <b>\$84,500</b>
Total Sq. Ft. <b>1,561</b>	Neighborhood: <b>Kakaako</b>	Total: <b>\$1,607,600</b>
Maint./Assoc. <b>\$1,708 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 2</b>	Frontage:	
<a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b>	View: <b>City, Coastline, Ocean, Sunset</b>	

**Public Remarks:** Truly one-of-a-kind luxury residence at The Koolani with spectacular ocean views and beautiful luxury vinyl flooring throughout. Original 3 bedroom stack, designed by the developer as a generous / unique 2 bedroom, creating a superb layout with 2 living quarters, ideal for relaxing or entertaining. The kitchen comes with Viking appliances - includes a new fridge and gas cooktop - and adjacent to the kitchen is a built-in bar area. Automatic shades throughout the unit, with additional black out shades in both bedrooms. The bathrooms have been upgraded with high-end Toto toilets that include washlets. The Koolani has an incredible amenity galore, including 2 tennis courts (1 court also has lines for pickleball), heated pool, hot tub, BBQ, movie theater, billiard room, putting green, business center, game room, car wash, dog park and offers residents access to the upscale Island Club & Spa at a nominal monthly fee (verify). Outstanding location, being a stone's throw from Ala Moana Shopping Center, Ala Moana Beach Park and adjacent to Ward Village with WholeFoods, restaurants and so much more. It doesn't get any better; come see the magic for yourself! **Sale Conditions:** None **Schools:** , , \* [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 2602</a>	<a href="#">\$1,849,000</a>	2 & 2/0	1,561   \$1,184	0   \$inf	0	53%	26	69

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1177 Queen Street 2602</a>	\$446   \$1,708   \$0	\$84,500	\$1,523,100	\$1,607,600	115%	2006 & NA

[1177 Queen Street 2602](#) - MLS#: [202404542](#) - Truly one-of-a-kind luxury residence at The Koolani with spectacular ocean views and beautiful luxury vinyl flooring throughout. Original 3 bedroom stack, designed by the developer as a generous / unique 2 bedroom, creating a superb layout with 2 living quarters, ideal for relaxing or entertaining. The kitchen comes with Viking appliances - includes a new fridge and gas cooktop - and adjacent to the kitchen is a built-in bar area. Automatic shades throughout the unit, with additional black out shades in both bedrooms. The bathrooms have been upgraded with high-end Toto toilets that include washlets. The Koolani has an incredible amenity galore, including 2 tennis courts (1 court also has lines for pickleball), heated pool, hot tub, BBQ, movie theater, billiard room, putting green, business center, game room, car wash, dog park and offers residents access to the upscale Island Club & Spa at a nominal monthly fee (verify). Outstanding location, being a stone's throw from Ala Moana Shopping Center, Ala Moana Beach Park and adjacent to Ward Village with WholeFoods, restaurants and so much more. It doesn't get any better; come see the magic for yourself! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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