

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

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

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
1177 Queen Street 2602	\$1,849,000	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
1177 Queen Street 2602	\$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