

**Iolani Court Plaza 2499 Kapiolani Boulevard Unit 1706, Honolulu 96826 \* Iolani Court Plaza**

**\* \$440,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>1</b>                                                  | MLS#: <b>202406896, FS</b>                        | Year Built: <b>1979</b>        |
| Bath: <b>1/0</b>                                                | Status: <b>Active</b>                             | Remodeled:                     |
| Living Sq. Ft.: <b>474</b>                                      | List Date & DOM: <b>03-22-2024 &amp; 50</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>95,048</b>                                     | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>44</b>                                        | Frontage:                                         | Building: <b>\$353,100</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$113/2023</b>                       | Land: <b>\$35,000</b>          |
| Total Sq. Ft. <b>518</b>                                        | Neighborhood: <b>Kapiolani</b>                    | Total: <b>\$388,100</b>        |
| Maint./Assoc. <b>\$789 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: / <b>No</b>     |
| Parking: <b>Assigned, Covered - 1, Guest, Secured Entry</b>     | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b> | View: <b>City, Mountain</b>                       |                                |

**Public Remarks:** Bright and airy 1 bedroom condo with expansive city views. Located close to Ala Moana Center with easy on and off freeway access, this condo provides comfortable city living with resort like amenities. An open lanai off of the bedroom provides good airflow and lots of natural daytime lighting, while central AC keeps everything inside nice and cool. This unit comes with an in-unit wash/dry and 1 covered, secured parking stall. Seller requests Lina Takada with First American Title. Unit to be conveyed in "AS IS" condition. **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                       | Price                     | Bd & Bth | Living / Avg. | Land   Avg.  | Lanai | Occ. | FL | DOM |
|-----------------------------------------------|---------------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">2499 Kapiolani Boulevard 1706</a> | <a href="#">\$440,000</a> | 1 & 1/0  | 474   \$928   | 95,048   \$5 | 44    | 50%  | 17 | 50  |

| Address                                       | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2499 Kapiolani Boulevard 1706</a> | \$113   \$789   \$0 | \$35,000      | \$353,100         | \$388,100      | 113%  | 1979 & NA        |

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| <a href="#">2499 Kapiolani Boulevard 1706</a> - MLS#: <a href="#">202406896</a> - Bright and airy 1 bedroom condo with expansive city views. Located close to Ala Moana Center with easy on and off freeway access, this condo provides comfortable city living with resort like amenities. An open lanai off of the bedroom provides good airflow and lots of natural daytime lighting, while central AC keeps everything inside nice and cool. This unit comes with an in-unit wash/dry and 1 covered, secured parking stall. Seller requests Lina Takada with First American Title. Unit to be conveyed in "AS IS" condition. <b>Region:</b> Metro <b>Neighborhood:</b> Kapiolani <b>Condition:</b> Average <b>Parking:</b> Assigned, Covered - 1, Guest, Secured Entry <b>Total Parking:</b> 1 <b>View:</b> City, Mountain <b>Frontage:</b> Pool: <b>Zoning:</b> 13 - A-3 High Density Apartment <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Ala Wai</a> , <a href="#">Washington</a> , <a href="#">Kaimuki</a> * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number