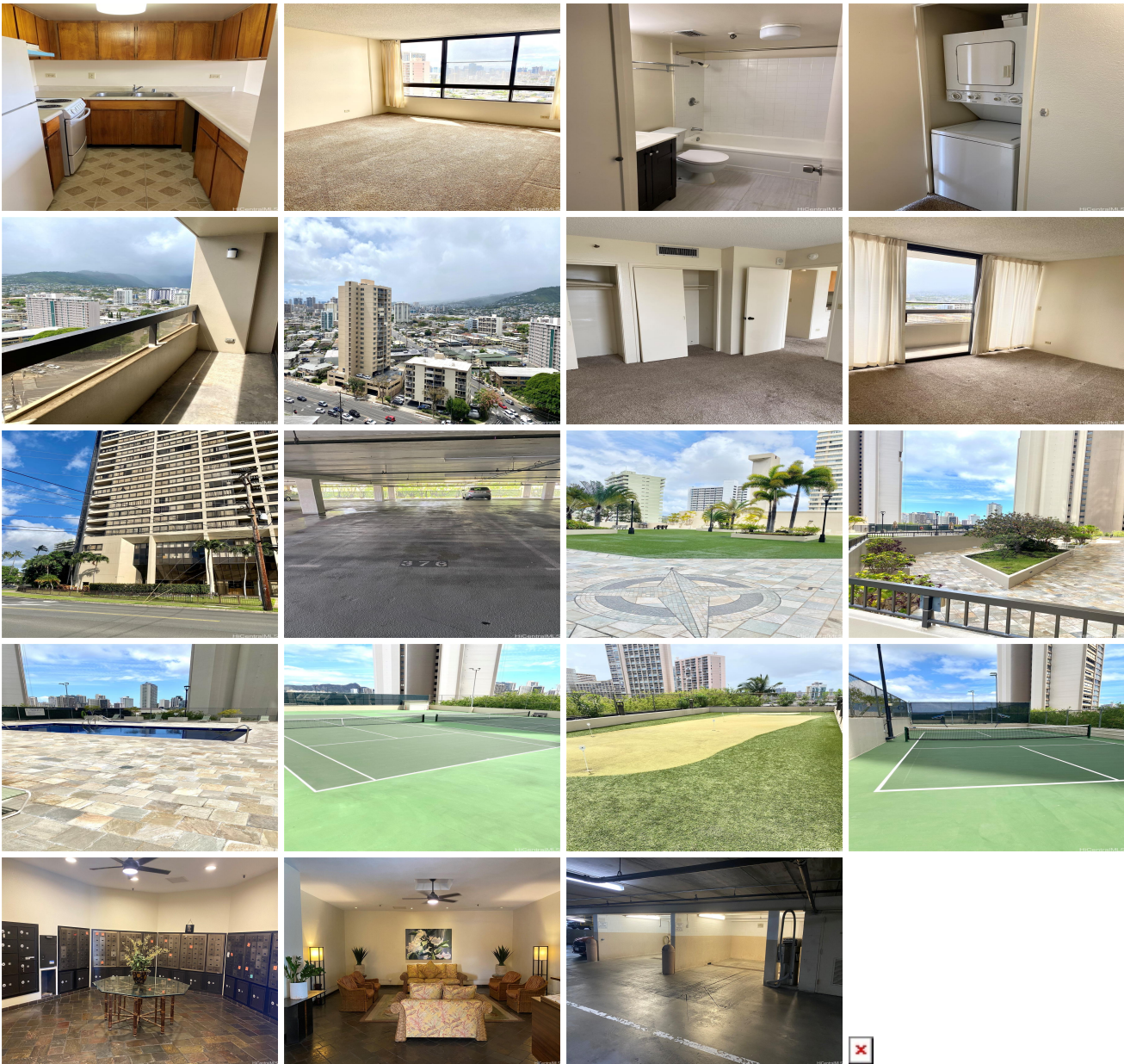


Iolani Court Plaza 2499 Kapiolani Boulevard Unit 1706, Honolulu 96826 * Iolani Court Plaza

*** \$440,000**

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

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
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2499 Kapiolani Boulevard 1706	\$440,000	1 & 1/0	474 \$928	95,048 \$5	44	50%	17	50
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Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2499 Kapiolani Boulevard 1706	\$113 \$789 \$0	\$35,000	\$353,100	\$388,100	113%	1979 & NA

[2499 Kapiolani Boulevard 1706](#) - MLS#: [202406896](#) - 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. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Average **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain **Frontage:** Pool: **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#)
 * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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