

**Iolani Court Plaza 2499 Kapiolani Boulevard Unit 1505, Honolulu 96826 \* Iolani Court Plaza**  
**\* \$550,000 \* Originally \$565,000**

|                                                                     |                                                   |                                |
|---------------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>2</b>                                                      | MLS#: <b>202406942, FS</b>                        | Year Built: <b>1979</b>        |
| Bath: <b>2/0</b>                                                    | Status: <b>Active</b>                             | Remodeled:                     |
| Living Sq. Ft.: <b>820</b>                                          | List Date & DOM: <b>03-22-2024 &amp; 52</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>0</b>                                             | Frontage:                                         | Building: <b>\$456,100</b>     |
| Sq. Ft. Other: <b>0</b>                                             | Tax/Year: <b>\$149/2023</b>                       | Land: <b>\$56,000</b>          |
| Total Sq. Ft. <b>820</b>                                            | Neighborhood: <b>Kapiolani</b>                    | Total: <b>\$512,100</b>        |
| Maint./Assoc. <b>\$1,261 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 1, Guest, Secured Entry, Street</b> | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b>     | View: <b>City</b>                                 |                                |

**Public Remarks:** Seller will give Buyer \$5000 credit at closing. An ideal home for first time homebuyer or investor. A spacious two bedroom, two bath condo in the city. Close to UH, Ala Moana, Kaimuki and Ala Wai. Iolani Court Plaza is known for a variety of amenities that includes pool, sauna, recreation rooms and lots of guest parking. The maintenance fee includes, central AC, cable, internet, water, sewer, and common elements. For VA Buyers, this is an assumable VA loan with an interest rate of 2.25%. **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="#">2499 Kapiolani Boulevard 1505</a> | <b>\$550,000</b> | 2 & 2/0  | 820   \$671   | 95,048   \$6 | 0     | 59%  | 15 | 52  |

| Address                                       | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2499 Kapiolani Boulevard 1505</a> | \$149   \$1,261   \$0 | \$56,000      | \$456,100         | \$512,100      | 107%  | 1979 & NA        |

[2499 Kapiolani Boulevard 1505](#) - MLS#: [202406942](#) - Original price was \$565,000 - Seller will give Buyer \$5000 credit at closing. An ideal home for first time homebuyer or investor. A spacious two bedroom, two bath condo in the city. Close to UH, Ala Moana, Kaimuki and Ala Wai. Iolani Court Plaza is known for a variety of amenities that includes pool, sauna, recreation rooms and lots of guest parking. The maintenance fee includes, central AC, cable, internet, water, sewer, and common elements. For VA Buyers, this is an assumable VA loan with an interest rate of 2.25%. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Average **Parking:** Assigned, Covered - 1, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City **Frontage:** **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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