

**Iolani Court Plaza 2499 Kapiolani Boulevard Unit 3609, Honolulu 96826 \* Iolani Court Plaza**

**\* \$845,000**

**Beds: 3**

MLS#: [202408692](#), FS

Year Built: **1979**

Bath: **2/0**

Status: **Active Under Contract**

Remodeled: **2020**

Living Sq. Ft.: **1,132**

List Date & DOM: **04-22-2024 & 18**

Total Parking: **2**

Land Sq. Ft.: 0

Condition: **Above Average**

Assessed Value

Lanai Sq. Ft.: **63**

Frontage: **Other**

Building: **\$688,900**

Sq. Ft. Other: **0**

Tax/Year: **\$207/2024**

Land: **\$90,100**

Total Sq. Ft. **1,195**

Neighborhood: **Kapiolani**

**Total: \$779,000**

Maint./Assoc. **\$1,922 / \$0**

Flood Zone: **Zone X - Tool**

Stories / CPR: **One / No**

**Parking: Assigned, Covered - 2, Garage, Guest, Street**

Frontage: **Other**

**Zoning:** 13 - A-3 High Density Apartment

**City, Coastline, Diamond Head,**  
View: **Marina/Canal, Mountain, Ocean,**  
**Sunrise, Sunset**

**Public Remarks:** Discover luxurious high-rise living in this fully renovated 3-bedroom, 2-bathroom condo on the 36th floor, offering panoramic Diamond Head and ocean views. Renovated in 2020, this spacious corner-end unit features over 1,000 sqft of living space, including an ocean-facing lanai, and ocean views visible from all bedrooms. The kitchen boasts increased storage and an island that serves as a dining and seating area. Recent upgrades include new window coverings which come with the sale. Iolani Court Plaza provides a wealth of amenities: a pool, hot tub, tennis and pickleball courts, saunas, BBQ area, car wash, and ample guest parking. Excellent security, and on-site management. This building is near the prestigious Iolani School, Kapiolani Blvd to take you to dining, beaches, and more, and near major highway entrances and exits. There is also a great mini-market on-site on the ground floor. Central A/C and electricity are covered by the HOA. 2 covered parking stalls in secure garage. Washer/Dryer in-unit. Seller offering \$5K credit for rate buy down or closing costs! **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 3609</a>	\$845,000	3 & 2/0	1,132   \$746	0   \$inf	63	65%	36	18

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2499 Kapiolani Boulevard 3609</a>	\$207   \$1,922   \$0	\$90,100	\$688,900	\$779,000	108%	1979 & 2020

**2499 Kapiolani Boulevard 3609** - MLS#: **202408692** - Discover luxurious high-rise living in this fully renovated 3-bedroom, 2-bathroom condo on the 36th floor, offering panoramic Diamond Head and ocean views. Renovated in 2020, this spacious corner-end unit features over 1,000 sqft of living space, including an ocean-facing lanai, and ocean views visible from all bedrooms. The kitchen boasts increased storage and an island that serves as a dining and seating area. Recent upgrades include new window coverings which come with the sale. Iolani Court Plaza provides a wealth of amenities: a pool, hot tub, tennis and pickleball courts, saunas, BBQ area, car wash, and ample guest parking. Excellent security, and on-site management. This building is near the prestigious Iolani School, Kapiolani Blvd to take you to dining, beaches, and more, and near major highway entrances and exits. There is also a great mini-market on-site on the ground floor. Central A/C and electricity are covered by the HOA. 2 covered parking stalls in secure garage. Washer/Dryer in-unit. Seller offering \$5k credit for rate buy down or closing costs! **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **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