<u>Iolani Court Plaza 2499 Kapiolani Boulevard Unit 3609, Honolulu 96826</u> * Iolani Court Plaza

* \$845,000

 Beds: 3
 MLS#: 202408692, FS
 Year Built: 1979

 Bath: 2/0
 Status: Active Under Contract
 Remodeled: 2020

List Date & DOM: 04-22-2024 & 18 Living Sq. Ft.: **1,132** 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

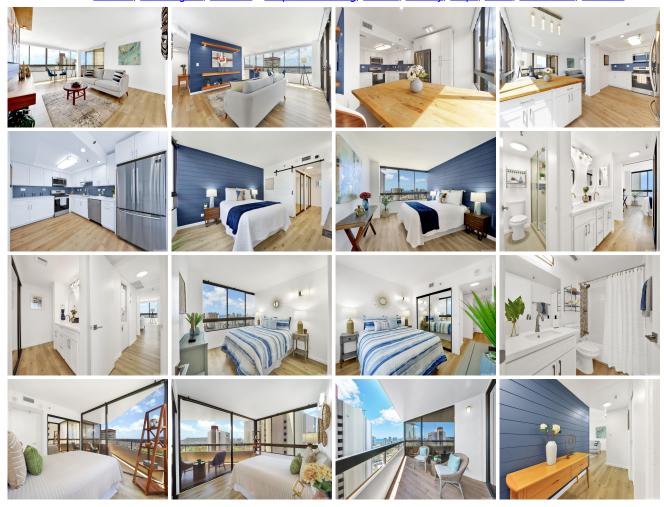
Parking: Assigned, Covered - 2, Garage, Frontage: Other

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
2499 Kapiolani Boulevard 3609	\$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
2499 Kapiolani Boulevard 3609	\$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