

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

**\* \$845,000**

Beds: <b>3</b>	MLS#: <b><u>202408692</u>, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2020</b>
Living Sq. Ft.: <b>1,132</b>	List Date & DOM: <b>04-22-2024 &amp; 18</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>63</b>	Frontage: <b>Other</b>	Building: <b>\$688,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$207/2024</b>	Land: <b>\$90,100</b>
Total Sq. Ft. <b>1,195</b>	Neighborhood: <b>Kapiolani</b>	Total: <b>\$779,000</b>
Maint./Assoc. <b>\$1,922 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 2, Garage, Guest, Street</b>	Frontage: <b>Other</b>	

[Zoning](#): **13 - A-3 High Density Apartment**

View: **City, Coastline, Diamond Head, 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>	<a href="#">\$845,000</a>	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