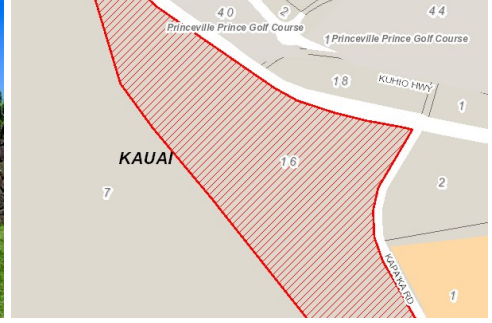


ULU KAPAKA, #B Princeville, HI 96722 | MLS: 629925 Sold | Taxkey: 4-5-3-1-16-5 | Land



### Listing Details

<b>Price:</b> \$2,950,000	<b>SOLD</b> 7/28/2020 for \$2,900,000 (CASH) DOM: 323 by <a href="#">Ben M Welborn</a> / Hawaii Life	<b>Sub-Type:</b> Vacant	<b>Land Tenure:</b> Fee Simple
<b>Subdivision:</b>	<b>District:</b> Hanalei	<b>Ownership:</b> CPR	<b>Zoning:</b> A
<b>Record Sys.:</b>	<b>Disclosure Form:</b> Yes	<b>Land Area:</b> 5.56 ac	<b>Flood Zone:</b> X
<b>Incr/Block:</b>	<b>Lot:</b>	<b>Roads:</b> County	<b>Easement:</b>
<b>Oceanfront Parcel:</b> No	<b>Parking:</b>		<b>Sale Type:</b> Standard Sale
<b>Additional Info:</b>			

### Property Details

<b>Schools:</b>	<b>Frontage:</b>	<b>View:</b> Bay, Canyon, Coastline, Forest, Mountain, Ocean, Sunset	<b>Ag Dedicated:</b> Yes
<b>Structures:</b> No	<b>Lot Description:</b> Rim Lot		

**Remarks:**  
This extraordinary offering provides the opportunity to design your ideal home and guest house on a 5.56-acre Kapaka rim lot. Enjoy unobstructed views of world-famous Hanalei Bay and Mount Makana ("Bali Hai") sunsets. The unparalleled panoramic vistas provide an ever-changing landscape sweeping from the Hanalei mountain range and valley, to the taro fields below.

This rare opportunity on the Kapaka pali captures expansive wilderness views while only being 3-miles from the vibrancy of Hanalei Town and Hanalei Bay's world-class surfing. This small development includes a native hardwood tree farm and a conservation setback from the top of the pali to preserve the natural ridgeline beauty. The entire mountain range including Hihimanu, Namolokama, and Mamalahoa is a state-owned reserve, ensuring protected views.

**Private Remarks:**  
LISTING AGENT MUST BE PRESENT. Seller request escrow officer to be Michelle Dela Sierra at Title Guaranty - Koloa (o: (808) 855-2525 - mdelasierra@tghawaii.com) as she's done previous work on this file. The information herein may contain inaccuracies and is provided without warranty or guaranty of any kind. Agents and Buyers must independently verify any info they deem material or important to their purchase or any offered price thereunder. Square footage should be confirmed by an appraisal report.

**Driving Directions:**  
Call Lauren Pingree at (808) 212.8058 for directions.

### Utilities/Features

<b>Internet Avail:</b>	<b>Telephone Avail:</b>	<b>Water:</b> Other (remarks)	<b>Kitchen:</b>
<b>Power:</b> Other (remarks)	<b>TV Avail:</b>	<b>Wastewater:</b> None	

### Financial Details

<b>Current Taxes:</b> \$19,801	<b>Price Per Sqft:</b> \$ 12	<b>Spec. Assess.:</b>	<b>Spec. Assess. Amt.:</b>
<b>Total Assessed Value:</b> \$2,933,500		<b>Terms Accept.:</b> 1031 Exchange, Cash	<b>Road Maint/Yr:</b>
<b>Monthly Assn.:</b>	<b>Monthly Maint.:</b>	<b>Other Fees:</b>	<b>CC&amp;R's:</b> Yes

### Listing Agent

CSB: 3 %

Subagency Offered:

Restrictions: None

Listing Agent and Office

	Name		Phone	Fax	Email	HISID
Listor	<a href="#">Lauren Pingree</a>	RS-76803	808-212-8058		laurenpingree@hawaiilife.com	76803
Office	Hawaii Life	RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722					
Co-Listor	<a href="#">Rod Easterly</a>	RB-18117	808-652-2221		rod@hawaiilife.com	58554
Office	Hawaii Life	RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722					

This information has been supplied by third parties and has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.