

3617 ANINI RD Kilauea, HI 96754

| MLS: 640828 Sold | Taxkey: 4-5-3-4-7 | Residential



Listing Details

Price: \$2,150,000	SOLD 9/21/2020 for \$2,150,000 (1031, CNV) DOM: 1 by Ben M Welborn / Hawaii Life by Tiffany K Spencer / Hawaii Life	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: ANINI	District: Hanalei	Ownership: Full	Zoning: A
Record Sys.:	Disclosure Form: Yes	Land Area: 11,064 sqft	Flood Zone: V E
Incr/Block:	Lot:	Roads: County, Paved	Easement:
Oceanfront Parcel: No	Parking: Covered	Year Built: 1999	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 3	Bathrms: 2 [Full], 1 [Half]	Living Area: 1,728	Pets Allowed:
Unit Descr:	Ext Area:	Pub Rpt#:	Project:
Design:	Schools:	Frontage:	View:
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total):	

Remarks:
Rare vacation rental opportunity just steps away from Anini Beach (TVNC #4289). "Noho Kai" is the perfect, turn-key, vacation/second/primary home in the highly sought after Anini Beach area. This very well maintained custom built home features open floor plan with wonderful flow between the kitchen, living area and outdoor covered lanai. Two master suites and the 3rd bedroom each open to their own lanai space. The ¼ acre lot is landscaped with palms, assorted ginger, ti plants and fruit trees. This property is an extremely successful vacation rental boasting 5 star reviews and a consistently high occupancy rate.

Anini beach is located on the North Shore of Kauai and is surrounded by the largest barrier reef in Hawaii allowing for great year round swimming, paddle boarding, kayaking, kite boarding, and snorkeling conditions.

Private Remarks:
Please call Ken Attix, 808.482.1185 for showings.
Property website: <https://www.nohokai.com>

Driving Directions:
call agent

Utilities/Features

Internet Avail: Cable	Telephone Avail: Cable	Water: Municipal	Kitchen:
Power: Overhead	TV Avail: Cable	Wastewater: Septic	Heating/Cooling:
Fencing:	Water Feat:	Security:	Pool:
Topography: Fairly Level	Fireplace:	Window Covers:	Appliances: Disposal, Dishwasher, Gas Grill, Microwave, Refrigerator, Range/Oven
Washer/Dryer: Dryer, Washer			
Other Features:			

Financial Details

Current Taxes: \$16,410	Price Per Sqft: \$1,244	Home Exemption Amt: \$0	Spec. Assess.:
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Spec. Assess. Amt.: _____	Total Assessed Value: \$1,666,000	_____	Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr: _____	Monthly Assn.: _____	Monthly Maint.: _____	Other Fees: _____
CC&R's: No			

Listing Agent

CSB: 2.5% **Subagency Offered:** _____ **Restrictions:** None

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Ken Attix RS-62698	808-482-1185		ken@residekauai.com	62698
Office	Reside Kauai, LLC RB-21224	866-751-2596	866-751-2596		2432
Address	PO Box 624 Hanalei, HI 96714				

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