

4919 PEPELANI LP, #6B Princeville, HI 96722 | MLS: 641464 Sold | Taxkey: 4-5-4-5-24-17 | Condo



Listing Details

Price: \$718,000	SOLD 10/15/2020 for \$705,000 (CNV) DOM: 17 by Tiffany K Spencer / Hawaii Life by Ben M Welborn / Hawaii Life	Sub-Type: Attached	Land Tenure: Fee Simple
Subdivision: PRINCEVILLE	District: Hanalei	Ownership: CPR	Zoning: R-15
Record Sys.:	Disclosure Form: Yes	Land Area:	Flood Zone: X
Incr/Block:	Lot:	Roads: Private	Easement:
Oceanfront Parcel: No	Parking: Covered	Year Built: 2005	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 2	Bathrms: 2 [Full], 1 [Half]	Living Area: 1,567	Pets Allowed: Yes
Unit Descr:	Ext Area:	Pub Rpt#: 5705	Project: NIHLANI AT PRINCEVILLE RESORT
Design:	Schools:	Frontage:	View:
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total):	

Remarks:
Immaculate and spacious, this upgraded luxury north shore condominium is beautifully furnished and being sold turn-key. The split level Nihilani unit has 2 bedrooms, 2.5 baths, plus a Den and comfortably sleeps six people. It's located on a quiet cul-de-sac away from the busy road and has central A/C. Upstairs is the bright and open living room, dining area and fully equipped kitchen and breakfast bar. The large master bedroom with en-suite bathroom includes a walk-in shower and soaking tub. The ground floor features a family room which has been converted to a 3rd sleeping area and a 2nd bedroom with a private patio. The private two-car garage includes custom-built storage cabinets and has lots of room for your beach toys.

Other important features include:

- *Resort style pool with waterfall, large jacuzzi and a covered area for entertaining and barbecues
- *Upgraded flooring
- *Newer furnishings
- *Spacious Walk-in Closet in Master Bedroom
- *Stainless steel appliances
- *Granite Countertops
- *Middle unit

The townhome has been a successful vacation rental for many years, grossing more than \$40,000 in 2019 with plenty of owner usage. It could easily be a second home if you're looking for a quiet and comfortable retreat.

Nihilani is beautifully landscaped and centrally located in Princeville. The complex is walking distance to the Makai Golf Course, newly paved Princeville walking / bike path, Princeville Shopping Center, beaches and more.

Private Remarks:

This unit is very easy to show. Listing agent must be present for all showings. Please call Tiffany Spencer, R(S) at 808.652.5264. HOA dues includes water, cable, trash, sewer and maintenance of the shared common areas and pool.

Driving Directions:

Enter Nihilani and turn left. 6B is an interior, middle unit.

Utilities/Features

Internet Avail:	Telephone Avail:	Water: Private	Kitchen:
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Power: Underground
Fencing:
Topography:

TV Avail:
Water Feat:
Fireplace:

Wastewater: Sewer-Connected
Security:
Window Covers:

Heating/Cooling:
Pool:
Appliances: Disposal,
Dishwasher, Microwave,
Refrigerator, Range/Oven

Washer/Dryer: Dryer, Gas,
Washer
Other Features:

Financial Details

Current Taxes: \$6,927
Spec. Assess. Amt.: \$0
Road Maint/Yr:
CC&R's: Yes

Price Per Sqft: \$450
Total Assessed Value:
\$703,300
Monthly Assn.: \$0.00

Home Exemption Amt: \$0
Monthly Maint.: \$581.00

Spec. Assess.: No
Terms Accept.: 1031 Exchange,
Cash, Conventional
Other Fees: \$0.00

Listing Agent

CSB: 2.5

Subagency Offered:

Restrictions: None

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Tiffany K Spencer RS-62202	808-652-5264		tiffany@hawaiiilife.com	62202
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				
Co-Listor	Ben M Welborn RB-19358	808-639-7978	866-511-7250	ben@hawaiiilife.com	59419
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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