

5260 HONOIKI RD Princeville, HI 96722

| MLS: 647634 Sold | Taxkey: 4-5-4-10-32 | Residential



### Listing Details

**Price:** \$1,950,000

**SOLD** 9/7/2021 for \$1,960,000 (1031, CNV) DOM: 115 by [Jacqueline Shockley](#) / Oceanfront Sotheby's International Realty

**Sub-Type:** Detached

**Land Tenure:** Fee Simple

**Subdivision:** PRINCEVILLE

**District:** Hanalei

**Ownership:** Full

**Zoning:** R-4

**Record Sys.:** Regular

**Disclosure Form:** Yes

**Land Area:** 10,180 sqft

**Flood Zone:** X

**Incr/Block:**

**Lot:** 12

**Roads:** Private, Paved

**Easement:**

**Oceanfront Parcel:** No

**Parking:** Attached

**Year Built:** 1987

**Sale Type:** Standard Sale

**Additional Info:** Owner Relative of Listing Agent

### Property Details

**Bedrooms:** 3

**Bathrms:** 3 [Full]

**Living Area:** 2,789

**Pets Allowed:** Yes

**Unit Descr:** Single Family Home

**Ext Area:**

**Pub Rpt#:**

**Project:**

**Design:** Double Wall

**Schools:**

**Frontage:** Golf Course

**View:** Golf Course, Mountain, Ocean Horizon, Sunset, Waterfall

**Other Sqft (Total):** 1,584

**Garage Area (Total):** 576

**Carport Area (Total):**

**Remarks:**

Wonderful Spacious Home with Bali Hai Views on the world-class Princeville Golf course.

This 2,800 square-foot, 3-bedroom, 3-bath residence is designed for Island living. Multiple French doors open up to over 1,500 square feet of covered, low-maintenance Ipe decks, while vaulted ceilings, louvered windows, and ceiling fans keep the indoors cool and breezy.

The thoughtful layout creates a sense of privacy in each of the three bedrooms—all with deck access. There's a loft (a perfect reading nook) and a downstairs family room with a wet bar, and a large separate laundry room. The lower lanai also features a large hot tub/spa and steps leading out to the manicured landscape and golf course beyond. An added bonus is the 29-panel photovoltaic Solar system, which reduces electricity costs significantly!

Recently upgraded, this home has new quartz countertops in the kitchen and all three bathrooms with new cabinet fronts and hardware.

Other upgrades include:

- New Stainless Steel appliances
- New Tile in Master Bathroom with Walk-in Shower and Large Soaking Tub
- New Vessel Sinks and Faucets in all Bathrooms
- New Lighting and Mirrors in Bathrooms
- New tile floors in all of the common living areas throughout the home
- Reconfigured upstairs alcove to be used as an office or additional sleeping nook

The stunning surrounding mountain views, privacy provided by the lush tropical landscaping, and the ideal location in Princeville make this one of the best family homes on the North Shore of Kauai. Located within a designated Visitor Destination Area (VDA), and therefore eligible for Transient Vacation Rental (TVR) use.

**Private Remarks:**

The information herein may contain inaccuracies and is provided without warranty or guaranty of any kind. Agents and Buyers must independently verify any information they deem material or important to their purchase or any offered price hereunder. Bedroom count may differ from Public Records. Square footage should be confirmed by an appraisal report or other means. Preferred Escrow/Title Officer – Glenda Matsushima, Title Guaranty Princeville. Please contact Tiffany Spencer, RA at 808-652-

5264 or Ben Welborn, RB at 808-639-7978 for showings.

**Driving Directions:**  
Princeville Honoiki Rd.

#### Utilities/Features

<b>Internet Avail:</b> Cable, DSL	<b>Telephone Avail:</b> Cable, Cell, Land Line	<b>Water:</b> Private	<b>Kitchen:</b>
<b>Power:</b> Underground	<b>TV Avail:</b> Cable	<b>Wastewater:</b> Sewer-Connected	<b>Heating/Cooling:</b> None
<b>Fencing:</b> None	<b>Water Feat:</b>	<b>Security:</b> Security patrol	<b>Pool:</b> Spa/Hot Tub
<b>Topography:</b> Fairly Level	<b>Fireplace:</b>	<b>Window Covers:</b>	<b>Appliances:</b> Disposal, Dishwasher, Freezer, Microwave, Refrigerator, Range/Oven
<b>Washer/Dryer:</b> Washer			
<b>Other Features:</b> Ceilings-9'+, Landscaped			

#### Financial Details

<b>Current Taxes:</b> \$12,326	<b>Price Per Sqft:</b> \$703	<b>Home Exemption Amt:</b> \$0	<b>Spec. Assess.:</b>
<b>Spec. Assess. Amt.:</b>	<b>Total Assessed Value:</b> \$1,251,400		<b>Terms Accept.:</b> 1031 Exchange, Cash, Conventional
<b>Road Maint/Yr:</b>	<b>Monthly Assn.:</b> \$81.89	<b>Monthly Maint.:</b>	<b>Other Fees:</b>
<b>CC&amp;R's:</b> Yes			

#### Listing Agent

<b>CSB:</b> 2.5+GET	<b>Subagency Offered:</b> No	<b>Restrictions:</b> Variable Rate Comm
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#### Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	<a href="#">Tiffany K Spencer</a> 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	<a href="#">Ben M Welborn</a> 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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