

4059 ANINI RD Kilauea, HI 96754

| MLS: 648473 Sold | Taxkey: 4-5-3-6-9 | Residential



## Listing Details

Price: **\$2,975,000**

**SOLD** 11/10/2021 for  
\$2,700,000  
(CNV) DOM: 166  
by [Ben M Welborn](#) / Hawaii  
Life

Sub-Type: Detached

Land Tenure: Fee Simple

Subdivision: PRINCEVILLE

District: Hanalei

Ownership: Full

Zoning: O

Record Sys.:

Disclosure Form: Yes

Land Area: 8,000 sqft

Flood Zone: V E

Incr/Block:

Lot: C

Roads: County, Paved

Easement:

Oceanfront Parcel: No

Parking: Detached

Year Built: 1964

Sale Type: Standard Sale

Additional Info:

## Property Details

Bedrooms: 2

Bathrms: 2 [Full]

Living Area: 948

Pets Allowed: Yes

Unit Descr: Single Family Home

Ext Area: 144

Pub Rpt#:

Project:

Design: Single Wall/DbI Board

Schools:

Frontage: Almost Oceanfront,  
Road/StreetView: Coastline, Garden,  
Ocean, Ocean Horizon, Sunset,  
Sunrise

Other Sqft (Total):

Garage Area (Total):

Carport Area (Total):

## Remarks:

Beautiful and immaculate 2-bedroom, 2-bath cottage with expansive ocean views at Anini Beach on the North Shore Kauai. Comprehensively remodeled in 2019, this charming cottage is located directly across from the beach with quick access to surfing, snorkeling, fishing, beach-combing, paddle boarding, and more. Unobstructed and expansive 180-degree ocean views up and down the coastline with breaking surf and ever-changing moods.

## Features include:

- \* Comprehensively Remodeled in 2019
- \* Fully Air Conditioned & Climate Controlled
- \* Ring WiFi Video Security System
- \* Brand new Septic System
- \* Solid Surface Counter Tops
- \* Photovoltaic (PV) Solar System
- \* Lava Rock Walls & Mature Landscaping
- \* Fresh Coat of Paint - Inside & Out
- \* New Roof

This beautiful little cottage is a must-see for someone searching for a small home with a BIG outdoor lifestyle! Close to nature and a myriad of outdoor activities with convenient access to Kilauea, Princeville, and Hanalei.

## 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 thereunder. Square footage may differ from Public Records and should be confirmed by an appraisal report or other means. Preferred Escrow/Title Officer – [Glenda Matsushima](#), Title Guaranty Princeville. Please contact [Ben Welborn](#), RB at 808-639-7978 for showings. No sign on property.

## Driving Directions:

4059 Anini Road. Mauka side, past the park, around the point - first home on the left, located behind a naupaka hedge.

## Utilities/Features

**Internet Avail:** Cable, DSL

**Power:** Overhead,  
Solar/Photovoltaic

**Fencing:**

**Topography:** Fairly Level

**Washer/Dryer:** Stacked  
Washer/Dryer

**Other Features:** Ceilings-9'+, Landscaped, Smoke/Heat Detector, Skylight

**Telephone Avail:** Cable, Cell,  
Land Line

**TV Avail:** Cable

**Water Feat:**

**Fireplace:**

**Water:** County, Meter Installed

**Wastewater:** Septic

**Security:** Security Systems,  
Video

**Window Covers:** Blinds

**Kitchen:** Island

**Heating/Cooling:** Air  
Conditioning, Split/Zoned

**Pool:**

**Appliances:** Disposal,  
Dishwasher, Microwave,  
Refrigerator, Range/Oven

### Financial Details

**Current Taxes:** \$12,167

**Spec. Assess. Amt.:**

**Road Maint/Yr:**

**CC&R's:** No

**Price Per Sqft:** \$2,848

**Total Assessed Value:**  
\$1,997,200

**Monthly Assn.:**

**Home Exemption Amt:** \$ 0

**Monthly Maint.:**

**Spec. Assess.:**

**Terms Accept.:** 1031 Exchange,  
Cash, Conventional

**Other Fees:**

### Listing Agent

**CSB:** 3.0

**Subagency Offered:** No

**Restrictions:** Variable Rate  
Comm

### Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	<a href="#">Ben M Welborn</a> RB-19358	808-639-7978	866-511-7250	ben@hawaiilife.com	59419
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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