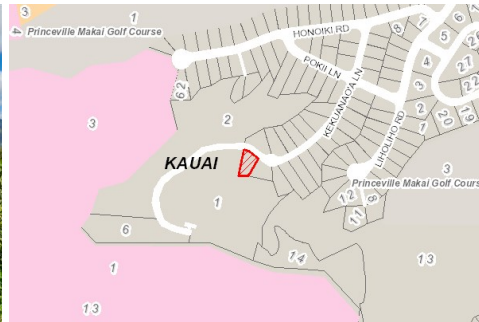


4241 KEKUANAOA LN Princeville, HI 96722

| MLS: 656286

Sold

| Taxkey: 4-5-4-9-36 | Residential



## Listing Details

Price: **\$3,295,000**

**SOLD** 12/3/2021 for  
\$3,100,000 (CNV) DOM: 0  
by [Billy Eckert](#) / Compass  
by [Amy Frazier](#) / Compass

Sub-Type: Detached

Land Tenure: Fee Simple

Subdivision: PRINCEVILLE

District: Hanalei

Ownership: Full

Zoning: R - 4

Record Sys.: Regular

Disclosure Form: Yes

Land Area: 12,342 sqft

Flood Zone: X

Incr/Block:

Lot: 6 1

Roads: Private, Paved

Easement:

Oceanfront Parcel: No

Parking: Covered, Attached

Year Built: 1972

Sale Type: Standard Sale

Additional Info:

## Property Details

Bedrooms: 4

Bathrms: 2 [Full]

Living Area: 2,206

Pets Allowed: Yes

Unit Descr: Single Family Home

Ext Area: 681

Pub Rpt#:

Project:

Design: Double Wall

Schools:

Frontage:

View: Bay, Coastline, Forest,  
Mountain, Ocean, Ocean  
Horizon, Sunset, Waterfall

Other Sqft (Total): 657

Garage Area (Total):

Carport Area (Total): 657

## Remarks:

Location, Location, Location — One of the very best in Princeville with expansive and protected views of Makana (a.k.a. "Bali Hai"), the ocean, the dramatic mountains encompassing Hanalei, numerous waterfalls, and the setting sun. Offered for the first time in 50 years, this extraordinary property was selected by the original civil engineer and project manager of Princeville and has remained in the family ever since. Situated at the very end of Kekuanaoa Lane, there are no other homes in the view plane making for a wonderfully private setting. The Mid-Century Modern architecture is open, well thought out, and timeless. The interior great room features a large, hand-crafted, wood-burning, lava-rock fireplace which is surrounded by a comfortable seating area that takes full advantage of the exceptional ocean & mountain views. The adjacent lanai is great for entertaining or a relaxing and quiet moment to oneself. The bedrooms are configured in a 2-story portion of the home, with the larger, master suite enjoying the entire upper floor, and the other 3 bedrooms located down below, at ground level. A spacious and functional home office is set aside off of the stair landing with privacy and garden views. The informal dining nook, located right off the kitchen is great for family breakfasts and casual meals.

This property is located within the Princeville Visitor Destination Area (VDA) and is therefore eligible for Transient Vacation Rental (TVR) use. It would make for a great full-time or part-time residence. Located within close proximity to shopping, schools, restaurants, beaches, bike paths, and all of the abundant activities that are available on the North Shore of Kauai. An incredible property for the most discerning buyer...

## 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 include an AS IS Condition Addendum with all offers presented. Contact Ben Welborn, RB at 808-639-7978, or Tiffany Spencer, RS at 808-652-5264 for showings.

## Driving Directions:

Located in Princeville at the very end of Kekuanaoa Lane.

## Utilities/Features

Internet Avail: Cable, DSL

Telephone Avail: Cable, Cell,  
Land Line

Water: Private

Kitchen: Pantry

Power: Underground

TV Avail: Cable

Wastewater: Sewer-Connected

Heating/Cooling:

Fencing: None

Water Feat:

Security:

Pool:

Topography:

Fireplace: Wood Burning

Window Covers:

Appliances: Dishwasher,

Electric Cooktop, Oven,  
Refrigerator

Washer/Dryer: Dryer, Washer

Other Features: Ceilings-9'+, Ceiling-Vaulted, Landscaped, Storage Area

#### Financial Details

Current Taxes: \$2,012

Price Per Sqft: \$1,405

Home Exemption Amt:  
\$200,000

Spec. Assess.:

Spec. Assess. Amt.:

Total Assessed Value:  
\$861,200

Terms Accept.: 1031 Exchange,  
Cash, Conventional

Road Maint/Yr:

Monthly Assn.: \$99.25

Monthly Maint.:

Other Fees:

CC&R's: Yes

#### Listing Agent

CSB: 2.5

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 |              |              |                        |       |
| Co-Listor | <a href="#">Tiffany K Spencer</a> RS-62202     | 808-652-5264 |              | tiffany@hawaiilife.com | 62202 |
| Office    | Hawaii Life RB-19928                           | 800-667-5028 |              |                        | 1267  |
| Address   | 5-4280 Kuhio Hwy., #G203 Princeville, HI 96722 |              |              |                        |       |

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