

4209 KINAU PL Princeville, HI 96722

| MLS: 653207 Sold | Taxkey: **4-5-4-18-35** | Residential



Listing Details

Price: \$1,880,000	SOLD 3/23/2022 for \$1,900,000 (CNV) DOM: 5 by Ben M Welborn / Hawaii Life by Tiffany K Spencer / Hawaii Life	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: PRINCEVILLE	District: Hanalei	Ownership: Full	Zoning: R - 4
Record Sys.: Regular	Disclosure Form: Yes	Land Area: 10,415 sqft	Flood Zone: X
Incr/Block:	Lot: 7 8	Roads: Paved	Easement:
Oceanfront Parcel: No	Parking: Attached	Year Built: 1988	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 3	Bathrms: 2 [Full], 1 [Half]	Living Area: 1,917	Pets Allowed: Yes
Unit Descr:	Ext Area:	Pub Rpt#:	Project:
Design:	Schools:	Frontage: Golf Course	View: Garden, Golf Course, Mountain
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total):	

Remarks:
 Pristine single story Woods course home located on a quiet cul-de-sac in the Resort community of Princeville. This home features an open floor plan ideal for casual island living, plus high ceilings, custom touches and great exterior living space! Privacy and tropical views surround this home. Expansive rear lanai with mountain/waterfall views. Welcoming front courtyard breezeway entry with many possibilities.

Main house has 2 bedrooms, 1.5 baths and the perfect mother-in-law or guest suite across the private breezeway for a total of 3 bedrooms, 2.5 baths. Spacious living room with oversized sliders bring the outdoors in. Kitchen and dining are surrounded by windows and also feature a larger slider opening to the expansive covered lanai. Gas fireplace links living and dining, and offers ambiance on cool winter evenings! Kitchen also includes extensive cabinet space and gas cook-top.

Enjoy the floor plan exactly as it is or take advantage of options to expand indoor and outdoor living spaces to fit your needs: Screening-in or enclosing the breezeway and/or rear lanai could further enhanced indoor/outdoor living. Existing attic space above home and garage may offer option to add 2nd floor living space (PHCA approval required).

Berber carpet and tile in main house, new bamboo floor in 3rd bedroom suite and each space connected to its own water heater. Newer roof and exterior paint. Solar fans provide energy efficient temperature control ideal for island living. Bonus attic storage area in garage with a stairway for easy access.

Mature trees and landscaping surround the home (including a very productive Meyer lemon tree) creating a private, tropical garden setting with year-round birdsong. Ideal location within walking distance to shops, restaurants and golf. Minutes away from world-class beaches and all Kauai's north shore has to offer! This would make a perfect primary home, second home, or vacation rental!

Private Remarks:
 Call or text Danette Andrews for more information - 808-635-7019. Currently owner occupied 48 notice preferred. Sellers request masks be worn by all parties at all times during showings. Sellers will need a leaseback through approximately July 31 - contact Danette to discuss.

Gas fireplace is currently turned off but can be turned back on. Sellers had flue cleaned at the time they purchased the home (not since) and had a stainless chimney cap fabricated / installed in 2015.

Driving Directions:
 Ka Haku to Emmalani Drive to Kinau

Utilities/Features

Internet Avail: Cable
Power: Underground
Fencing:
Topography:
Telephone Avail: Cell, Land Line
TV Avail: Cable
Water Feat:
Fireplace:
Water: Municipal
Wastewater: Sewer-Connected
Security:
Window Covers:
Kitchen:
Heating/Cooling:
Pool:
Appliances: Disposal, Dishwasher, Refrigerator, Range/Oven
Washer/Dryer: Dryer, Washer
Other Features:

Financial Details

Current Taxes: \$2,668
Spec. Assess. Amt.:
Road Maint/Yr:
CC&R's: Yes
Price Per Sqft: \$991
Total Assessed Value: \$1,035,600
Monthly Assn.: \$84.00
Home Exemption Amt: \$200,000
Monthly Maint.:
Spec. Assess.:
Terms Accept.: 1031 Exchange, ARM, Cash, Conventional
Other Fees:

Listing Agent

CSB: 3 %
Subagency Offered:
Restrictions: Variable Rate Comm

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Danette K Andrews RS-60907	808-635-7019	866-948-8069	danette@kauailuxuryliving.com	60907
Office	Oceanfront Sotheby's International Realty RB-13924	808-826-7211	808-826-6478		6109
Address	P.O. Box 223190 Princeville, HI 96722				

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