

4095 ANINI RD Kilauea, HI 96754

| MLS: 655728 Sold | Taxkey: 4-5-3-6-16 | Residential



Listing Details

Price: \$4,100,000

SOLD 3/31/2022 for
\$4,000,000 (1031) DOM: 93
by [Ben M Welborn](#) / Hawaii
Life

Sub-Type: Attached

Land Tenure: Fee Simple

Subdivision: PRINCEVILLE

District: Hanalei

Ownership: Full

Zoning: R

Record Sys.: Regular

Disclosure Form: Yes

Land Area: 8,600 sqft

Flood Zone: V E

Incr/Block:

Lot:

Roads: County, Paved

Easement: None

Oceanfront Parcel: No

Parking: Covered, Attached

Year Built: 1977

Sale Type: Standard Sale

Additional Info: Owner Relative of Listing Agent

Property Details

Bedrooms: 2

Bathrms: 2 [Full]

Living Area: 1,560

Pets Allowed: No

Unit Descr:

Ext Area:

Pub Rpt#:

Project:

Design: Wood Frame

Schools:

Frontage: Almost Oceanfront

View: Ocean, Sunset, Sunrise

Other Sqft (Total):

Garage Area (Total): 400

Carport Area (Total):

Remarks:

If you have ever dreamed of a beautiful beach home on Kauai, steps from the beach, look no further. Tucked in a little cove with five other homes, you will find this special home, cool and airy with an open beam ceiling and a 180 degree panoramic views of the incredible lagoon out front. Open to the living room, you will find a central kitchen below a huge skylight helping to illuminate the beautiful custom porcelain tile counters. Look at the ocean as you talk to your family or guests. It doesn't get much better. One master bedroom with full bathroom and a second bedroom with community bathroom are in addition to an open sleeping are with two beds adjacent to the living room. While the living room faces the ocean, the best place to sit and have a cocktail is out on the covered aloha deck at the front of the house. Laundry facilities and an owner's closet are located in the hallway leading to the back door. The wide open garage is the perfect place to park your car but also where you can wash the sand off your feet before coming into the house. At the back of the garage is a large storage locker for additional items like surf boards and fishing gear. You will find a wonderful beach a few steps away with great swimming and snorkeling in the lagoon. Special note, facing the house from the front, the vacant land to the right is part of this property and allows for additions to the house. It is all right here. Once you arrive and look around, you will see the very special beauty of this property.

Private Remarks:

This is a highly successful, licensed, TVRN 1362, vacation rental property, managed by Kauai Executive Management. Scheduling to show property may have to be arranged around the tenant schedule. If you send clients to see the property by themselves, please ask them to view the property from the road only. Video security system outside the house. All offers please include Proof of funds with offer. . 1031 Buyers: include language in offer, ...after acceptance, purchase is subject to Buyer's personal inspection of property by (date) All existing vacation rentals shall be honored by the Buyer. Rent Schedule available. Property being sold As-Is. Please include AS-IS Addenda with offer. For showings and other information, please call Sterling C. Chisholm at 808-635-0494 PROPERTY IS OPEN FOR SHOWING BETWEEN FEB 17 AND 18 Call Listing Agent for appointment.

Driving Directions:

From Kilauea, drive toward Princeville. After crossing the Kalihiwai Bridge, turn right onto Kalihiwai Rd. Then turn left on Anini Rd. Continue down to 4094 Anini Rd.

Utilities/Features

Internet Avail:

Telephone Avail: Cell, Land Line

Water: County

Kitchen:

Power: Overhead

TV Avail: None

Wastewater: Cesspool

Heating/Cooling: None

Fencing: None

Water Feat:

Security:

Pool:

Topography: Fairly Level

Fireplace:

Window Covers:

Appliances: Dishwasher,
Electric Cooktop, Microwave,

Oven, Refrigerator

Washer/Dryer: Dryer, Washer

Other Features: Ceilings-9'+, Ceiling-Cathedral, Smoke/Heat Detector, Skylight

Financial Details

Current Taxes: \$28,960	Price Per Sqft: \$2,564	Home Exemption Amt: \$ 0	Spec. Assess.:
Spec. Assess. Amt.:	Total Assessed Value: \$2,940,200		Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr:	Monthly Assn.:	Monthly Maint.:	Other Fees:
CC&R's: No			

Listing Agent

CSB: 2.5	Subagency Offered: No	Restrictions: None
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Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Sterling C Chisholm RB-17947	808-635-0494		alohasterling@hotmail.com	57492
Office	Kauai Tropical Properties, Inc. RB-17747	808-826-1616	808-826-1089		6172
Address	P.O. Box 826 Hanalei, HI 96714				

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