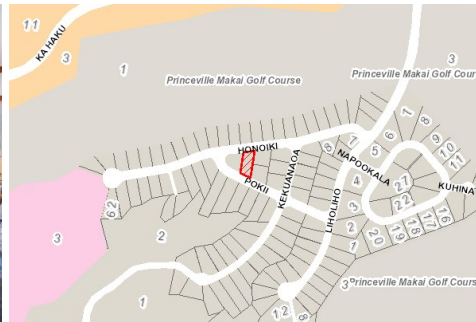


5276 POKII LANE Princeville, HI 96722

| MLS: 657637 Sold | Taxkey: 4-5-4-10-19 | Residential



## Listing Details

Price: \$1,950,000

**SOLD** 4/1/2022 for  
\$2,050,000 (CNV) DOM: 2  
by [Tiffany K Spencer](#) /  
Hawaii Life  
by [Ben M Welborn](#) / Hawaii  
Life

Sub-Type: Detached

Land Tenure: Fee Simple

Subdivision: PRINCEVILLE

District: Hanalei

Ownership: Full

Zoning: R - 4

Record Sys.:

Disclosure Form: Yes

Land Area: 10,080 sqft

Flood Zone: X

Incr/Block:

Lot: 4 3

Roads: Private

Easement:

Oceanfront Parcel: No

Parking: Covered

Year Built: 2001

Sale Type: Standard Sale

Additional Info:

## Property Details

Bedrooms: 4

Bathrms: 3 [Full], 1 [Half]

Living Area: 2,806

Pets Allowed: Yes

Unit Descr: Single Family Home

Ext Area:

Pub Rpt#:

Project:

Design:

Schools:

Frontage:

View: Mountain, Sunset,  
Waterfall

Other Sqft (Total):

Garage Area (Total):

Carport Area (Total):

Remarks:

Introducing 5276 Poki'i Lane - a classic Hawaiiana residence with lava rock wall and column accents, Porte-cochere, mountain, waterfall & sunset views ideally located in coveted unit IV of the Princeville Resort. From here you can walk-to, bike-to the Hanalei Bay Resort, Queens Bath, Hideaways, 1 Hotel Hanalei Bay and the Makai Golf Course in a matter of picture-perfect minutes.

The custom home features 4 bedrooms - all ensuite, jalousie windows and wood trim throughout, elegantly updated kitchen with skylights, quartz counters, glazed tile backsplash, waterfall island with prep sink, walk-in pantry and new stainless appliances. A spacious dining and living area with crown molding and a fireplace open to a private lanai in the lush tropical backyard which is ideal for island-style entertaining. There is a separate laundry area & office bar.

There are a slew of recent updates for you to enjoy including new paint & flooring throughout, updated baths and new fans & lights. The property is also being offered furnished - bonus. The street-to-street lot is a rare feature and super convenient for Kauai's active lifestyle where a large 2-car garage provides ample storage for your water toys.

Private Remarks:

Please contact Sean Ahearn 808.652.6600 or Jim Karlovsky 808.282.7981 to schedule a preview and or for further information.

One of the Sellers has an active State of California real estate licenses.

Not currently a vacation rental, but can be.

Driving Directions:

The property is located off Poki'i Lane - the driveway also connects street-to-street to Honoiki on your way to Hanalei Bay Resort.

## Utilities/Features

Internet Avail: Cable

Telephone Avail: Cable, Cell,  
Land Line

Water: Private

Kitchen: Island

Power: Underground

TV Avail: Satellite, Cable

Wastewater: Sewer-Connected

Heating/Cooling:

Fencing:

Water Feat:

Security: Security patrol

Pool:

**Topography:** Fairly Level  
**Fireplace:** Wood Burning  
**Window Covers:**  
**Appliances:** Disposal, Dishwasher, Microwave Hood, Refrigerator, Range/Oven  
**Washer/Dryer:** Dryer, Washer  
**Other Features:**

#### Financial Details

**Current Taxes:** \$7,425  
**Spec. Assess. Amt.:**  
**Road Maint/Yr:**  
**CC&R's:** Yes  
**Price Per Sqft:** \$731  
**Total Assessed Value:** \$1,227,400  
**Monthly Assn.:** \$73.00  
**Home Exemption Amt:** \$0  
**Monthly Maint.:** \$0.00  
**Spec. Assess.:**  
**Terms Accept.:** 1031 Exchange, Cash, Conventional  
**Other Fees:** \$0.00

#### Listing Agent

**CSB:** 2.5  
**Subagency Offered:**  
**Restrictions:** Variable Rate  
 Comm

#### Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	<a href="#">Sean Ahearn</a> RB-21748	808-652-6600		sean@akkauai.com	62344
Office	Compass RB-23206	808-913-1548			232061
Address	2555 Ala Namahana Pkwy., Ste. B-12 Kilauea, HI 96754				
Co-Listor	<a href="#">James Karlovsky</a> RB-21662	808-282-7981		jim@akkauai.com	21662
Office	Compass RB-23206	808-913-1548			232061
Address	2555 Ala Namahana Pkwy., Ste. B-12 Kilauea, HI 96754				

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