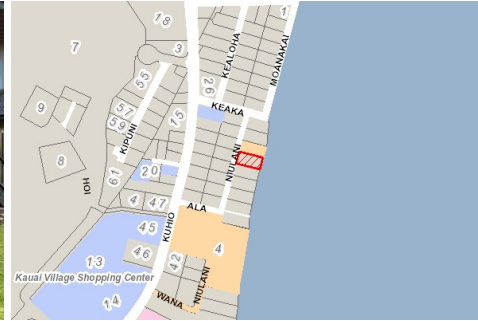


950 NIULANI RD Kapaa, HI 96746

| MLS: 662098 Active | Taxkey: 4-4-3-9-28 | Residential



Listing Details

Price: \$4,200,000
Subdivision: WAIPOULI
Record Sys.:
Incr/Block:
Oceanfront Parcel: Yes
In use as Short Term Vacation Rental: Yes

Active
District: Kawaihau
Disclosure Form: Yes
Lot: K
Parking: Attached

Sub-Type: Detached
Ownership: Full
Land Area: 11,924 sqft
Roads: County
Year Built: 1974 - 1994

Land Tenure: Fee Simple
Zoning: O
Flood Zone: V E
Easement:
Sale Type: Standard Sale

Property Details

Bedrooms: 4
Unit Descr:
Design:
Ag Dedicated: No
Other Sqft (Total):

Bathrms: 3 [Full], 1 [Half], 1 [3Qtr]
Ext Area:
Schools:

Living Area: 2,577
Pub Rpt#:
Frontage: Sandy Beach

Pets Allowed:
Project:
View: Coastline, Ocean, Ocean Horizon, Sunrise

Garage Area (Total):
Carport Area (Total):
Solid Waste Disposal: County-Charge

Remarks:
 BEACHFRONT Balinese Style vacation rental in the heart of Kapaa.

The main home is 2-BD/2-BA residence with bonus loft sleeping area boasting expansive ocean views from all angles of this island style home. New deck with Polywood furniture adds additional lounging and eating space. A quaint yet modern 490-square-foot detached 1-BR/1-BA cottage (Surf Shack) provides a separate sleeping space and living area. A 529-square-foot 1-BR/1-BA apartment (Mermaid Lounge) located above the garage adds a third completely separate living area.

Licensed vacation rental (TVNCU-#1314) located on a one way street along the 8 mile coastal bike and walking path, rated 5th in USA Today's Best recreational trails. Walk or drive to restaurants, shopping, beaches and more. Kapaa, on the Coconut Coast, is centrally located and a favored area for visitors that want to be able to explore the whole island conveniently and also have amenities close by.

Main home has breathtaking ocean views from the moment you enter, large beam, vaulted ceilings, beautiful slate flooring, white marble bathrooms, tropical decor (property comes fully furnished), large deck that is steps away from a sandy beach and tide pools not frequently visited.

The "Surf Shack" and "Mermaid Lounge" are separate living areas, both with white marble baths, high ceilings and their own living areas. Perfect for families and friends to vacation together and also have some privacy.

Shoreline sandbag project completed in 2022.

Utilities/Features

Internet Avail: Cable
Power: Overhead
Fencing:
Topography:

Telephone Avail: Cable
TV Avail: Cable
Water Feat:
Fireplace:

Water: Municipal
Wastewater: Cesspool
Security:
Window Covers:

Kitchen: Island
Heating/Cooling:
Pool:
Appliances: Disposal, Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator

Washer/Dryer: Dryer, Washer
Other Features: Ceiling-Cathedral

Financial Details

Current Taxes: \$15,075

Spec. Assess. Amt.: \$325

Road Maint/Yr:

CC&R's: No

Price Per Sqft: \$1,630

Total Assessed Value:

\$1,614,800

Monthly Assn.:

Home Exemption Amt: \$0

Monthly Maint.:

Spec. Assess.: Yes

Terms Accept.: 1031 Exchange,
Cash, Conventional, FHA, VA

Other Fees:

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