

# **\$931,200 - 44 Kanani Rd, Unit 3-303, Kihei**

MLS® #398764

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## **\$931,200**

3 Bedroom, 2.00 Bathroom, 929 sqft  
Residential on 3 Acres

Hale Kanani, Kihei, HI

Simply Beautiful is unit 3-303 at Hale Kanani with an ocean view and move in ready, remodeled interior. Built in 2004, this fee simple condo in south Kihei has three bedrooms, two baths, 929 square foot interior and 113 square foot covered lanai. You will enjoyed a simply beautiful life seeing sunsets on the lanai, walking to the beach, and to live music, food trucks and a weekly Farmersâ€™ Market at South Maui Gardens. This pet friendly condo for sale on Maui delivers with a stunning Ocean and sunset views, great location and desirable amenities. Some of the furniture items can be included with the condo. Closet next to kitchen has a stacking washer and dryer making laundry easy. Central air conditioning keeps you cool and comfortable. Bathrooms are bright, clean and newly remodeled. Resort inspired swimming pool area has a saline in-ground pool, hot tub, space to lounge, barbecue grills and picnic area. Great location is across the street from South Mauiâ€™s surf destination Cove Park where you can stand up paddle board, surf or snorkel. It is walkable to Charlie Young Beach, Kalama Beach Park, Kamaole 1 beach, Foodland grocery store, beach activities, restaurants, shopping, and a movie theater. You are short drive from the Shops of Wailea, resort dining and golf courses including the Maui Nui Golf Club in Kihei and the Wailea Golf Club with the Blue, Gold and Emerald Courses. Maintenance fee is \$750.24 a month and includes water, sewer, basic cable,



garbage, pest control, and upkeep and insurance on the common areas. Hale Kanani is a non-smoking residential condominium complex with 72 units in four three-story buildings on a beautifully landscaped 2.5 acre property. People like to live or rent here because of the peaceful atmosphere with no vacation rentals permitted. Are you an investor? Hale Kanani is a well run complex and desirable long term rental property. Two deeded parking stalls come with Simply Beautiful: 85 and 86. Taxes are \$4,000 a year for non-owner occupant. Life can be Simply Beautiful at Hale Kanani 3-303â€!See it and you will believe itâ€!Book your showing today.

Built in 2004

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | 398764               |
| Sale Price     | \$931,200            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Square Footage | 929                  |
| Acres          | 2.50                 |
| Year Built     | 2004                 |
| Type           | Residential          |
| Sub-Type       | Condominium          |
| Style          | Low-Rise 1-3 Stories |
| Status         | Closed               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 44 Kanani Rd, Unit 3-303 |
| Area        | Kihei                    |
| Subdivision | Hale Kanani              |
| City        | Kihei                    |
| State       | HI                       |
| Zip Code    | 96753                    |

### Amenities

|            |                                  |
|------------|----------------------------------|
| Utilities  | Phone Connected, Cable Connected |
| View       | Ocean                            |
| Waterfront | None                             |
| Has Pool   | Yes                              |
| Pool       | In Ground                        |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), TV Cable, Extra Storage       |
| Appliances        | Dryer, Microwave, Range, Refrigerator, Washer |

## Exterior

|            |                      |
|------------|----------------------|
| Windows    | Drapes               |
| Roof       | Asphalt/Comp Shingle |
| Foundation | Concrete Slab        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | May 1st, 2023      |
| Days on Market | 379                |
| Zoning         | Apartment District |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Dinits Realty |
|----------------|---------------|

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