

# **\$1,300,000 - 150 Puukolii Rd, Unit 17, Kaanapali**

MLS® #400724

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## **\$1,300,000**

3 Bedroom, 2.50 Bathroom, 1,545 sqft  
Residential on 10 Acres

Kaanapali Plantation, Kaanapali, HI

If you've been looking for a beautifully located townhome, with expansive ocean and golf course views, LOOK NO MORE!! Unit 17 at the Kaanapali Plantation boasts beautiful ocean and bi-island views, and could serve a family as a lovely principal residence, or be used for rentals, at this time. Enjoy the current owner occupant tax benefits, at \$1,121.00 annually, if you chose to live there. The open floor plan on the ground floor level, includes the kitchen, dining area, and living room, and is ideal for enjoying the space. There is a half bath, with laundry room, equipped with a large closet on the ground floor as well. The dining and living room face the ocean and the Royal Kaanapali Golf Course. The townhome also features 2 nice sized lanais. The living room lanai is a wonderful place to enjoy your morning coffee, while watching the whales jump. The 1545 square foot floor plan affords 2 extra storage closets, on the ground floor, as well as a nice size pantry in the kitchen. The main bedroom and bathroom en suite, stretches across the upper floor, on the front of the unit. The elevated views above the living room lanai, allow for magnificent views of the crystal clear Pacific Ocean, the outer islands of Lanai and Molokai, and the 14th fairway of the Royal Kaanapali Golf Course, while enjoying the canopy of a majestic, mature, Monkey Pod (Acacia) tree. These well designed units were built originally as 2 bedroom 2.5 bath, with an accordion wall in the large back room, which can be used to divide them into 2



separate bedrooms. The trustee had the trees in front of the unit removed, in order to maximize the vistas and light, into this townhome. The REDUCED PRICING REFELCTS THE CONDITION OF THE UNIT. This unit needs EVERYTHING, as the former owners lived in it full-time since 1980. Itâ€™s in 1980 condition. IT IS BEING SOLD "AS IS." We have a received \$175,000.00 bid to get the unit renovated, with a timeline of 7 to 8 weeks. The bid is attached under the document section of this listing. The maintenance fees will be just under \$1,400.00 per month. Those include the water, sewer, landscaping, pool, tennis court, exterior insurance, and reserve. This property has 62 units on 10 acres of mature tropical vegetation, and was built in 1970. It is a Post and Pier construction. The AOA is currently addressing the leveling of the buildings at this time. The unit is vacant, and on lockbox. Listing Broker must be present to view. THERE'S CURRENTLY A \$6,000.00 ASSESSMENT FOR THE ROOF REPLACEMENT. IT MAY BE PAID IN ONE LUMP SUM, OR AN ADDITIONAL \$500.00 PER MONTH FOR A YEAR.

Built in 1970

## Essential Information

MLS® #	400724
Sale Price	\$1,300,000
Bedrooms	3
Bathrooms	2.50
Square Footage	1,545
Acres	10.00
Year Built	1970
Type	Residential
Sub-Type	Condominium
Style	Low-Rise 1-3 Stories, Townhouse
Status	Closed

## Community Information

Address	150 Puukolii Rd, Unit 17
Area	Kaanapali
Subdivision	Kaanapali Plantation
City	Kaanapali
State	HI
Zip Code	96761

## Amenities

Utilities	Sewer Connected, Cable Connected
View	Ocean
Waterfront	None
Has Pool	Yes
Pool	In Ground

## Interior

Interior Features	Ceiling Fan(s)
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## Exterior

Exterior Features	Tennis Court(s), Barbecue
Roof	Cedar Shake
Foundation	Pillar/Post/Pier

## Additional Information

Date Listed	January 1st, 2024
Days on Market	134
Zoning	Residential

## Listing Details

Listing Office	Coldwell Banker Island Prop-KP
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