

# \$1,071,000 - 324 Manini Pl, Kihei

MLS® #400840

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## \$1,071,000

5 Bedroom, 4.00 Bathroom, 1,348 sqft  
Residential on 0 Acres

Kihei Heights, Kihei, HI

This 9,430 sq ft lot consists of a 484 sq ft 1 br, 1 ba cottage with attached carport, 228 sq ft built in 1983, and a 864 sq ft, 2br, 1ba plus laundry room (could be a 3rd br) main house with attached 660 sq ft 2 car garage built in 1986. Total permitted, liveable sq ft 1,304, as per Maui County Records. There was a total kitchen remodel in 2014 for the main house. The total perimeter of the property is fully fenced and the entire lot has mature landscaping with auto sprinkler system. There are six off street parking spaces on site, and two small storage sheds for additional storage. There are two separate laundry facilities (washers and dryers) on site. Sometime before 2010 the attached two car garage was converted to a 2 br, 1 ba apartment (Apt. "B") and the attached carport to the cottage was converted to a studio apt. (Apt "D"), all of these apt's are fully rented with month to month leases. The cottage has its own el. meter, current el bill is 285/mo., el bill for main house and attached 2 br, 1 ba is \$480/mo, water and sewer is 270/mo and the property tax is \$468/mo. Total rents are \$6,300/mo. includes yard service, water, electric and trash pickup. Installed new attic insulation in the cottage in 2016 and a complete two coat cool system over the entire metal roof in 2017. The property's location in Kihei further adds to its appeal, with direct access to the Piilani Hwy from north Kihei. All comments, data is provided by seller or seller's representatives. Buyer to confirm all & hold all parties harmless



from any discrepancy data in the mls and advertising. Limited Serviceâ€“Data Entry Addendum signed by seller/s must be sign by buyer/s with Purchase Contract."

Built in 1986

### Essential Information

MLS® #	400840
Sale Price	\$1,071,000
Bedrooms	5
Bathrooms	4.00
Square Footage	1,348
Acres	0.22
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	324 Manini Pl
Area	Kihei
Subdivision	Kihei Heights
City	Kihei
State	HI
Zip Code	96753

### Amenities

Parking	No Garage
View	Other
Waterfront	None

### Exterior

Exterior Features	Lawn Sprinkler
Roof	Aluminum/Steel

### Additional Information

Date Listed	January 12th, 2024
Days on Market	124

## **Listing Details**

Listing Office            Nathalie Mullinix Rlty Univers

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