

# **\$835,000 - 110 Kaanapali Shores Pl, Unit 1202, Kaanapali**

MLS® #401293

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## **\$835,000**

0 Bedroom, 1.00 Bathroom, 456 sqft

Residential on 5 Acres

Mahana, Kaanapali, HI

Penthouse studio at the Mahana at Kaanapali! Unobstructed panoramic ocean views, year-round sunsets and views of the neighbor islands of Lana'i and Moloka'i. Picture perfect spot to watch the humpback whales breaching in winter, dolphins and the turtles playing in the surf below. Tastefully decorated and finished with granite counter tops, hardwood cabinetry in the kitchen and bath, travertine shower, custom lighting and stainless-steel appliances. Mahana offers a quiet beachfront location at the northern end of Kaanapali Beach under the shade of the giant Monkeypod Trees. Amenities include a beachfront swimming pool, hot tub, grilling facilities, shuffleboard, and tennis court; adjacent to the 3-mile beachfront boardwalk that connects several Kaanapali resorts, restaurants and ocean activities. Unit is in a self-managed vacation rental program and future bookings can be transferred to the buyer. AAO monthly dues: \$722.19 maintenance + 336.18 utilities + 397.05 reserve = \$1,455.42. Additionally, there is a special assessment of \$981.08 per month with a remaining balance of \$36,000. Seller will pay this balance prior to close of escrow. Buyer hereby acknowledges that it is the intent of Seller to effect an IRC Â§1031 tax deferred exchange, which will not delay the closing or cause additional expense to Buyer. Seller's rights under this agreement may be assigned to a Qualified Intermediary, for the purpose of completing such an exchange.



Buyer agrees to cooperate with Seller and Qualified Intermediary in a manner necessary to complete the exchange. Check out the outstanding reviews of Mahana 1202 on VRBO.

Built in 1975

### Essential Information

MLS® #	401293
Sale Price	\$835,000
Bathrooms	1.00
Square Footage	456
Acres	5.01
Year Built	1975
Type	Residential
Sub-Type	Condominium
Style	High-Rise 4+ Stories
Status	Closed

### Community Information

Address	110 Kaanapali Shores Pl, Unit 1202
Area	Kaanapali
Subdivision	Mahana
City	Kaanapali
State	HI
Zip Code	96761

### Amenities

Utilities	Phone Connected, Cable Connected
View	Ocean
Is Waterfront	Yes
Waterfront	Beach Front
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Ceiling Fan(s), Furnished, Inventory, Kitchen Ware, Linens, TV Cable, Extra Storage
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
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## Exterior

Exterior Features	Tennis Court(s), Barbecue
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Windows	Drapes
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Roof	Pitch and Gravel
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Foundation	Concrete Slab
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## Additional Information

Date Listed	February 23rd, 2024
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Days on Market	77
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Zoning	Hotel District
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## Listing Details

Listing Office	Keller Williams Realty Maui-L
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