

\$799,000 - 3811 Edward Rd 1206, Princeville

MLS® #720676

\$799,000

1 Bedroom, 2.00 Bathroom, 917 sqft
Condo on 0.00 Acres

PRINCEVILLE, Princeville, HI

Over 80% Occupancy in 2025 (through end of August) - Priced to Sell

Perched atop a dramatic bluff with panoramic views of the Pacific, The Cliffs at Princeville offers the best of Kauaï where natural beauty, resort-style amenities, and the relaxed elegance of island life come together seamlessly.
Unit #1206 is a move-in ready, second-floor condo that perfectly embodies this lifestyle. Already a successful vacation rental, this beautifully maintained unit is a turnkey opportunity for homeowners and investors alike.

Step inside to find a bright and airy open layout featuring:
• A fully equipped kitchen
• Two spacious bathrooms
• A generously sized living area
• Two serene, covered lanais surrounded by lush gardens and tropical birdsong

With two full bathrooms, the space comfortably sleeps four, offering both privacy and comfort. The large living area allows for configurable sleeping arrangements or entertaining space perfect for extended stays or visiting guests.
Thoughtfully designed for comfort and ease, the unit enjoys excellent cross-ventilation and peaceful garden views creating a tranquil retreat.
This fee-simple property is located within a designated Visitor Destination Area (VDA), making it one of the select Kauaï properties eligible for daily vacation rental.
Offered at one of the most competitive prices in the area, Unit #1206



represents exceptional value for a fully furnished, income-producing property on the North Shore.

Resort Amenities
Include:
â€¢ Lagoon-style pool & 2 hot tubs
â€¢ Tennis, pickleball & shuffleboard courts
â€¢ Putting green
â€¢ BBQ areas
â€¢ Fitness center
â€¢ Playground
â€¢ Activities desk
â€¢ Easy access to golf courses

Prime Location:
â€¢ Close to shops, restaurants, coffee spots & weekly farmerâ€™s market
â€¢ Walking distance to sunset lookout
â€¢ Minutes from tucked-away beaches and scenic hiking trails

Built in 1980

Essential Information

MLS® #	720676
Price	\$799,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	1980
Type	Condo
Sub-Type	Condominium
Status	Active

Community Information

Address	3811 Edward Rd 1206
Subdivision	PRINCEVILLE
City	Princeville
State	HI
Zip Code	96722
Condo Name	CLIFFS AT PRINCEVILLE

Amenities

Parking	Unassigned
Has Pool	Yes

Interior

Appliances	Dishwasher, Disposal, Electric Cooktop, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
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Additional Information

Date Listed	May 22nd, 2025
Days on Market	143
Zoning	R-10
HOA Fees	977
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Aloha Sotheby's Intl Realty - Kaua'i
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