

# \$5,595,000 - 1521 Kanaio-kalama Park Lot C Rd, Kula/Ulupalakua/Kanaio

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MLS® #406055

**\$5,595,000**

4 Bedroom, 4.00 Bathroom, 3,667 sqft  
Residential on 3.05 Acres

N/A, Kula/Ulupalakua/Kanaio, HI

VILLA ROCAVALLO: A Tuscan-Inspired Estate in the Heart of Maui's Ulupalakua Wine Country...Welcome to VILLA ROCAVALLO, a rare and refined estate nestled on over 3 pristine acres in the peaceful uplands of Ulupalakua, just above the world-renowned Makena Golf & Beach Club. Perched at a sublime 1,300-foot elevation, this triple-gated sanctuary offers an extraordinary fusion of Old World Italian charm and the raw, breathtaking beauty of Maui. As you arrive through stone walls and lush landscaping, you are immediately transported to the rolling hills of Tuscany - yet the horizon reveals the sparkling Pacific, with unobstructed views of Molokini, Kahoolawe, Lanai, and Molokai. From sunrise to sunset, the views are cinematic. Residence | 4 Bed | 4 Bath + Media Loft | ~3,667 sq ft. all of central ducted A/C throughout. Step inside to soaring open-beamed ceilings, wide-plank hardwood floors, and sun-drenched interiors designed with intention and elegance. The home exudes warmth and sophistication, blending Tuscan farmhouse style with clean, contemporary lines and high-end finishes. Gourmet chef's kitchen with custom cabinetry, oversized island, and premium appliances, Open living and dining areas with walls of glass that flow seamlessly to outdoor terraces, Ocean-facing primary suite with private lanai and spa-like bath, Spacious guest rooms and a media loft



ideal for work or relaxation. Outdoor Living | ~3,600 sq ft of additional Covered + Uncovered Space. True to its Italian inspiration, the estate is designed for al fresco living and entertaining on every scale: Heated saline pool and spa with panoramic views, Outdoor kitchen and cabana bath, Separate guest suite with private entrance and living space, Manicured gardens with bougainvillea, olive, cypress, and jacaranda trees, and Views that stretch across the islands and down to Maui's South Shore. Sustainability & Infrastructure... This estate is not only beautiful—it is self-sustaining and thoughtfully equipped: 60 owned solar PV panels with 12-battery storage + grid tie-in to MECO, Private water well, Cummings diesel generator, and Detached structure with 2-car garage, second laundry room, and storage/gym. A Legacy Property | 3-Lot CPR on 8.575 Acres (Available Individually or Together): Offered here is Lot C, the main residence on a 3.048 acre parcel. Buyers also have the opportunity to acquire: Lot A (2.109 acres): Improved as future Ohana unit; Lot B (3.111 acres): Vacant grazing pasture. Each parcel features triple-gated access and private water, offering ultimate privacy and flexibility. Lister is owner.

Built in 2007

## Essential Information

MLS® #	406055
Price	\$5,595,000
Bedrooms	4
Bathrooms	4.00
Square Footage	3,667
Land Tenure	Fee Simple
Acres	3.05
Year Built	2007
Type	Residential

Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	1521 Kanaio-kalama Park Lot C Rd
Area	Kula/Ulupalakua/Kanaio
Subdivision	N/A
City	Kula/Ulupalakua/Kanaio
State	HI
Zip Code	96790

### Amenities

Parking	Garage, Garage Door Opener
# of Garages	2
View	Ocean
Waterfront	None
Has Pool	Yes
Pool	Heated, In Ground
Vacation Rental	No

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Home Warranty, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Solar Hot Water, Washer
Cooling	Central Air
Fireplace	Yes
Stories	Three Or More

### Exterior

Exterior Features	Lawn Sprinkler
Lot Description	Gentle Slope,Level
Windows	Drapes
Roof	Monier Tile/Tile

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	85
HOA Fees	850
HOA Fees Freq.	Annually

**Listing Details**

Listing Office                      Maui Real Estate Advisors LLC

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