

\$1,649,000 - 8197 Kula Hwy, Kula/Ulupalakua/Kanaio

MLS® #406938

\$1,649,000

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.48 Acres

N/A, Kula/Ulupalakua/Kanaio, HI

In the cool breezes of Keokea, where the road nears Grandma's Coffee House and morning walks on Thompson Road are a daily ritual, sits a timeless 1948 plantation home that feels both rooted in history and alive with possibility. The main residence welcomes you with its classic screened-in porch and interiors that glow with natural light, original wood floors, and a warmth only time can create. Modern updates—like the custom kitchen with marble counters, Wolf range, and radiant heat in the main bath—quietly honor the home's historic character while offering every contemporary comfort. At the center of it all lies the courtyard patio—a sunlit gathering place that binds the main house to its guest cottage. Here, stone walls and flowering gardens frame a space designed for connection: morning coffee in the fresh Upcountry air, lively dinners with friends under the stars, or quiet moments of reflection with only the trees as your witness. The guest cottage extends the property's versatility, offering a retreat for visiting family, a creative studio, or a private sanctuary of its own—complete with its own fireplace. Surrounded by mature landscaping, the fragrant blooms of the Magnolia, and the iconic cypress windbreaks of Kula, this property is offered fully furnished (less staging items), inviting you to simply arrive and begin living fully in the rhythms of Upcountry Maui.

Built in 1948



Essential Information

MLS® #	406938
Price	\$1,649,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,340
Land Tenure	Fee Simple
Acres	0.48
Year Built	1948
Type	Residential
Sub-Type	SF w/Det Ohana or Cottage
Status	Pending

Community Information

Address	8197 Kula Hwy
Area	Kula/Ulupalakua/Kanaio
Subdivision	N/A
City	Kula/Ulupalakua/Kanaio
State	HI
Zip Code	96790

Amenities

Utilities	Cable Connected
Parking	No Garage
View	Mountain/Ocean
Waterfront	None
Vacation Rental	No

Interior

Interior Features	Bookcases, Chandelier, Furnished, Kitchen Ware, Linens, TV Cable, Storage, Workshop, Remodeled, Entry, Dining Area, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Washing Machine
Fireplace	Yes

Exterior

Exterior Features	Lawn Sprinkler
Lot Description	Level,Gentle Slope
Windows	Blinds, Drapes

Roof	Aluminum/Steel
Foundation	Pillar/Post/Pier, Post and Pier

Additional Information

Date Listed	August 25th, 2025
Days on Market	18

Listing Details

Listing Office	Island Sotheby's Int'l Rlty(M)
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