

# **\$820,000      -      5135      Kipulu      Place      Pl      A,** **Napili/Kahana/Honokowai**

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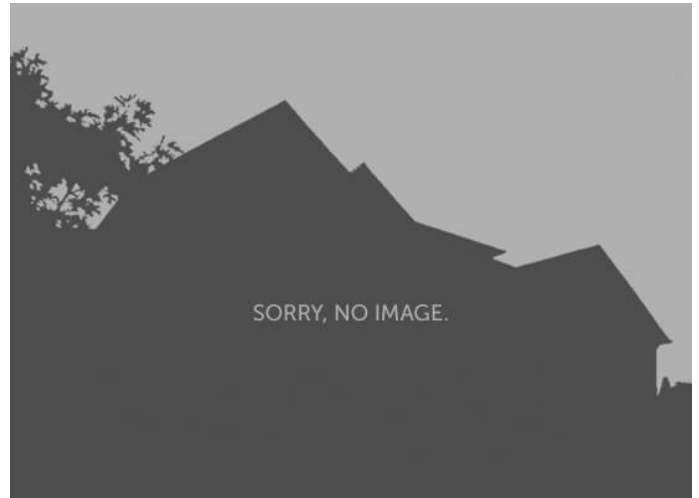
MLS® #397565

**\$820,000**

4 Bedroom, 2.00 Bathroom, 1,304 sqft  
Residential on 0.08 Acres

Napilihau, Napili/Kahana/Honokowai, HI

This beautifully located free standing home has been a family home for many years. The sellers have taken advantage of the space, and live with several relatives in this free standing Napilihau home. The sellers have fit 6 bedrooms and 3 baths in this home, by converting the laundry room. Legally, it's 4 beds 1.5 baths. Square footage may not match the County records Photo Voltaic panels owned by the sellers. There is parking provided for 2 vehicles, and some limited parking on the street. Home has multiple family members living on site. Lots of different work schedules. May need to piggy back showings. Sellers need a 60 day escrow with 15 day extension, if necessary. Multiple family members will need to relocate at closing. Napilhau consists of 174 homes, which were built in 1975, as Kapalua Land Employee housing. Anyone lucky enough to know the area, and see the great opportunity to own a home in a very desirable area, should be very excited about the prospect of owning one of the free standing homes, as the majority are attached by the laundry room walls.. There are several parks, and common areas in this subdivision. This home backs up to the entry of one of these parks/common areas. Many of the homeowners farm the common areas, as the water is included in your maintenance fees. Located directly across the street from the Napili Plaza, the Napili Fire station, and the



Maui Preparatory Academy. Napili is only a 2 minute drive to world famous Kapalua, and a 7 minute drive to the Kaanapali Resort.

Location, Location, location. Home is being sold AS IS! There's lots of deferred maintenance.

Built in 1975

### **Essential Information**

MLS® #	397565
Price	\$820,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,304
Land Tenure	Fee Simple
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Sold Price	\$820,000

### **Community Information**

Address	5135 Kipulu Place Pl A
Area	Napili/Kahana/Honokowai
Subdivision	Napilihau
City	Napili/Kahana/Honokowai
State	HI
Zip Code	96761

### **Amenities**

View	Other
Waterfront	None
Vacation Rental	No

### **Additional Information**

Date Listed	December 7th, 2022
Days on Market	103

HOA Fees Freq. Monthly

Monthly Maintenance Fee \$336

### **Listing Details**

Listing Office Coldwell Banker Island Prop-KP



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