

\$1,525,000 - 204 River Rd, Wailuku

MLS® #399988

\$1,525,000

3 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 12.12 Acres

N/A, Wailuku, HI

Own a piece of history! This is a unique opportunity to purchase a handcrafted Thai style home with ornate scrollwork and carvings throughout on 12.12 acres with city water, power and access to all utilities including cable in one of the most desirable and historic locations in all of Hawaii. Waihee is the valley where Queen Kaahumanu, wife of Kamehameha the Great, was raised. The valley that, in 1790, fed the armies of Kamehameha the Great and Maui King Kalanikupule as they fought in nearby Iao Valley in the fierce Battle of Kepaniwai. Who are The Four Waters of Maui? Within the song that Alice Namakelua wrote, "The Famous Waters," are Waikapu, Wailuku, Waiehu, and Waihe'e. They are streams and, due to the great volume of water flowing from mountain to sea, the lands surrounding them were fertile and rich for cultivation. This land is a tropical fruit lovers paradise, sporting a huge grove of mature mango trees including Hagen, Ah Ping, Rapoza and Thai Mango varieties. Dragonfruit abounds, and Papaya, Bananas and Starfruit grow wild throughout the property. The backyard garden also includes several mature lychee and Jackfruit trees that produce heavy crops annually. The main home is a 3 bedroom, 3 full bath 2584 square foot structure with a great room living room, kitchen and dining area, a basement workshop, laundry and storage area, two finished lofts including one with a balcony that features views of the entire valley to the ocean. Off the



great room you and your guests can enjoy a covered lanai with built in bench seating that overlooks the river below. You own the entire road from the highway to your back property line but it is maintained by the county because the water station is also on your property. Power, water and utilities are available not only at your house but also anywhere along the road. Your easement grants have allowed others to build below the main road, but you own all the property above the main road to the ridge. This land has at least five other suitable house sites should you wish to develop one or more them in the future, subject to all county permitting and buyers should conduct their own due diligence on the county process prior to initiating any such projects. Owning the upper right side of the valley from the road to the ridge means no one can ever obstruct your views of the valley, the ocean or both from these sites. Two of the potential homesites are located near the spot where your front property line angles toward the top of the ridge. The lower one has a beautiful old Banyan tree in what would be your back yard. The upper one has a sweeping panorama of the entire valley and ocean in a location that no one could ever obstruct. The other three potential home sites are deep in the valley above the existing home, the water station and just above the mango grove. There is also an existing pavilion in this area that is a great place to picnic, barbeque or entertain larger gatherings of friends away from the main home. This is a unique property that must be seen and walked to fully appreciate why you cannot find anything comparable on the market. Post and Pier under home been Paved with concrete floor, 450 sq ft work shop.

Built in 2008

Essential Information

MLS® #	399988
Price	\$1,525,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,104
Land Tenure	Fee Simple
Acres	12.12
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Sold Price	\$1,525,000

Community Information

Address	204 River Rd
Area	Wailuku
Subdivision	N/A
City	Wailuku
State	HI
Zip Code	96793

Amenities

View	Mountain/Ocean
Waterfront	None
Vacation Rental	No

Interior

Interior Features	Bookcases, Ceiling Fan(s), TV Cable, Storage, Den/Study
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Stories	Two

Exterior

Lot Description	Gentle Slope
Windows	Blinds, Drapes
Roof	Asphalt/Comp Shingle
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	October 11th, 2023
-------------	--------------------

Days on Market 427

Listing Details

Listing Office Kokua Realty LLC

Listings provided courtesy of the REALTORS® Association of Maui. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.