

# \$692,860 - 13 Iliau Way 18b, Wailuku

MLS® #403192

**\$692,860**

3 Bedroom, 2.50 Bathroom, 1,258 sqft

Residential on 13.76 Acres

N/A, Wailuku, HI

**\*HUGE REDUCTION IN PRICE\*** Motivated Sellers! Priced to sell! Nestled at the base of the picturesque West Maui Mountains next to Iao Valley, Iliahi at Kehalani Townhomes are a true Maui gem. Enjoy breathtaking Ocean and Haleakala views from your back lanai, downstairs living area, and all upstairs bedroom windows. Enjoy cooler temperatures thanks to the refreshing trade winds and afternoon cloud coverage. This spacious townhouse offers 3 large bedrooms and 2.5 baths, providing comfortable and luxurious living. Spread over 13 acres, the complex ensures an open and airy atmosphere. Located in a highly desirable, quiet, and low-traffic area of the complex, this home features generously sized bedrooms with two boasting walk-in closets. Additional storage includes an upstairs linen closet, a first-floor interior storage room, and a back lanai exterior storage room. It comes with two deeded parking stalls (169 & 172), one covered and one uncovered. Built in 2005, the townhouse was updated in 2022 with new carpet and a new primary bedroom window. In 2024, new window screens and coverings, a new Stainless Dishwasher, and Freshly Painted in December. In 2025, New Ceiling Fans and bathroom lighting fixtures. The home is ducted for Air Conditioning. A solar hot water system is an added bonus. The seller is including a 65" wall-mounted TV with the sale! Live your Maui dream in a central location within a wonderful neighborhood in the heart of



Wailuku. Moments to great schools, Pu'u Kukui Elementary, Iao Intermediate, Baldwin High, government buildings, hospitals, and Kahului amenities. A short drive to Maui's finest beaches, and golf courses! Convenient location within walking distance to Kehalani Foodland, Long's, Walgreens, Starbucks, and other surrounding banks, restaurants, and businesses. Owner-occupied, 24 hrs notice required.

Built in 2005

### Essential Information

MLS® #	403192
Price	\$692,860
Bedrooms	3
Bathrooms	2.50
Square Footage	1,258
Land Tenure	Fee Simple
Acres	13.76
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	Townhouse
Status	Closed
Sold Price	\$692,860

### Community Information

Address	13 Iliou Way 18b
Area	Wailuku
Subdivision	N/A
City	Wailuku
State	HI
Zip Code	96793
Condo Name	Iliahi at Kehalani

### Amenities

Utilities	Phone Connected, Cable Connected
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View	Mountain/Ocean
Waterfront	None
Vacation Rental	No
Pets Allowed	Yes

### **Interior**

Interior Features	Ceiling Fan(s), TV Cable
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Solar Hot Water, Washer

### **Exterior**

Roof	Asphalt/Comp Shingle
Foundation	Slab

### **Additional Information**

Date Listed	August 15th, 2024
Days on Market	260
Zoning	Project District
HOA Fees	87
HOA Fees Freq.	Monthly
Monthly Maintenance Fee	\$1,284

### **Listing Details**

Listing Office	Real Broker LLC
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