

# \$1,900,000 - 12 Poinciana Pl, Napili/Kahana/Honokowai

MLS® #399879

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## \$1,900,000

4 Bedroom, 3.50 Bathroom, 2,720 sqft  
Residential on 0 Acres

Kahana Ridge, Napili/Kahana/Honokowai, HI

Ocean views from most main level windows! Watch whales leap from the ocean! This custom home is well built, with quality woodworking, flooring and countertops throughout. A recently installed large solar array (with 3 invaluable battery backups) means minimum electric bills and power during an outage. New Hunter Douglas blinds in all main level windows, and motorized sun shades on the upper lanai means optimum sun control. New whole house ac, and new split ac units in the primary and one secondary bedroom, mean youâ€™ll be comfortable even when the lovely trade winds arenâ€™t blowing. The lanais are optimally located on the leeward side of the house. The main floor primary bed, bath and kitchen boast spectacular views of Lanai, Molokai and the ocean - even from your glass walk-in shower! Brand new washer and dryer, built-in microwave, 120 gallon hot water heater and fresh paint throughout. Main floor consists of kitchen, dining, living, primary bed and bath, laundry and powder room. Lower level walkout has 3 bedrooms, 2 full baths, kitchenette, storage and garage access. Oversized driveway for off-street parking. Located at the end of a cul de sac in beautiful Kahana Ridge, one of the most desirable neighborhoods in all of west Maui. Come take a look today!



Built in 2005

## Essential Information

MLS® #	399879
Price	\$1,900,000
Bedrooms	4
Bathrooms	3.50
Square Footage	2,720
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Land Tenure	Fee Simple
Status	Closed

### **Community Information**

Address	12 Poinciana Pl
Area	Napili/Kahana/Honokowai
Subdivision	Kahana Ridge
City	Napili/Kahana/Honokowai
State	HI
Zip Code	96761

### **Amenities**

Utilities	Sewer Connected, Phone Connected, Cable Connected
Parking	Garage, Garage Door Opener
# of Garages	2
View	Ocean
Waterfront	None

### **Interior**

Interior Features	Ceiling Fan(s), TV Cable
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Cooling	Central Air
Stories	Two

### **Exterior**

Exterior Features	Lawn Sprinkler
Windows	Blinds
Roof	Asphalt/Comp Shingle
Foundation	Concrete Slab

### **Additional Information**

Listed By	Island Sotheby's Int'l Rlty(L)
Date Listed	September 28th, 2023
Days on Market	422
Zoning	Residential
HOA Fees	180
HOA Fees Freq.	Monthly

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