

\$985,000 - 45 Kai Ala Dr, Unit A207, Kaanapali

MLS® #403304

\$985,000

1 Bedroom, 1.00 Bathroom, 720 sqft
Residential on 11 Acres

Maui Kaanapali Villas, Kaanapali, HI

Welcome to Unit A207 at Maui Kaanapali Villas! This a very RARE offering indeed. Many units at this resort never even make it to the open market or go under contract in days. If you act now, this could be your chance to own one of the most sought after beachfront condos in all of Maui. Nestled in the heart of the Kaanapali Resort area, this 1 bedroom 1 bath unit is generously sized at 720 square feet. It features a beautiful kitchen that was remodeled in 2017 with spectacular customer granite counter tops and custom cabinets. The bedroom was also enclosed for maximum privacy. The monthly maintenance fee covers all essential services, including central AC, electricity, cable, water, trash, sewer, building maintenance, insurance, pools, spa, administration expenses, staff salaries, and the reserve fund, ensuring a worry-free experience. Prime Location: A207 is located on the 2nd floor in the main tower with literally thousands of square feet of outdoor lanai space! This feature is truly a one-of-kind. Situated on what many would consider the finest stretch of beach on Maui - North Ka'anapali. The resort is perfectly manicured and enveloped by 11 acres of lush, tropical gardens and a short walking distance from world-class golf courses, shopping, dining, and the best ocean activities that you've been dreaming about doing your whole life! Luxurious Amenities: As part of the Maui Kaanapali Villas community, you have access to an array of resort amenities that



include an air-conditioned fitness room with state-of-the-art equipment, a large lobby with a ping pong table, a totally re-modeled pool with hot tub, dining al-fresco style at the local favorite Castaway Caf . Active Lifestyle: For those who love outdoor activities, the resort is ideally located near an adjacent tennis ranch and offers easy access to snorkeling, stand-up paddleboarding, and some of the best swimming right off the year round white sandy beach. The property's large lawn area, shuffleboard and BBQ areas provide additional options for fun and relaxation. A Wise Choice: Maui Kaanapali Villas is not just a place to live it's a smart investment in one of Maui's most desirable locations. The resort's appeal extends beyond its luxurious offerings; it's also a sound financial choice, with strong potential for vacation rental income, making it an attractive proposition for investors and homeowners alike. Life is short why not treat yourself to a piece of paradise?

Built in 1967

Essential Information

| | |
|----------------|----------------------|
| MLS® # | 403304 |
| Price | \$985,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Square Footage | 720 |
| Acres | 11.46 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Condominium |
| Land Tenure | Fee Simple |
| Style | High-Rise 4+ Stories |
| Status | Closed |

Community Information

| | |
|---------------|--------------------------|
| Address | 45 Kai Ala Dr, Unit A207 |
| Area | Kaanapali |
| Subdivision | Maui Kaanapali Villas |
| Building Name | Maui Kaanapali Villas |
| City | Kaanapali |
| State | HI |
| Zip Code | 96761 |

Amenities

| | |
|---------------|----------------------------------|
| Utilities | Phone Connected, Cable Connected |
| View | Garden |
| Is Waterfront | Yes |
| Waterfront | Beach Front |
| Has Pool | Yes |
| Pool | In Ground |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier/Swag Lamp, TV Cable, Exercise Room |
| Appliances | Dishwasher, Disposal, Microwave, Range, Refrigerator |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Barbecue |
| Windows | Blinds, Drapes |
| Roof | Pitch and Gravel |

Additional Information

| | |
|----------------|-------------------|
| Listed By | Real Broker LLC |
| Date Listed | August 28th, 2024 |
| Days on Market | 89 |
| Zoning | Hotel District |

This information is believed to be accurate. It has been provided by sources other than the Realtors Assoc. of Maui and should not be relied upon without independent verification. You should conduct your own investigation and consult with appropriate professionals to determine the accuracy of the information provided and to answer any questions concerning the property and structures located thereon. Featured properties may or may not be listed by the office/agent presenting this brochure. Copyright, 1995-2015, REALTORS® Association of Maui, Inc. All Rights Reserved.