

# **\$1,735,000 - 9 Paliuli Pl, Kula/Ulupalakua/Kanaio**

MLS® #401986

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## **\$1,735,000**

4 Bedroom, 3.50 Bathroom, 2,280 sqft  
Residential on 0 Acres

Kulamanu, Kula/Ulupalakua/Kanaio, HI

Situated on a magnificently landscaped 18,086 s.f. corner lot in Kula's revered Kulamanu subdivision, this 4 bedroom, 3.5 bathroom, 2,280 s.f., 2-level custom home enjoys lovely West Maui Mountain & coastal ocean views. Passing through the decorative entry trellis there is a rather unique bridge to the front door. The front entrance features 2 vertical leaded glass panels & is bordered on both sides by concave glass-block columns. The main living, kitchen, & dining areas are filled with light as the West-facing great room wall is virtually all glass. There is a custom stone fireplace with a double-edged granite mantel. The kitchen's center island, surrounding counters & backsplash are all rendered in matching granite. The central living area feels uplifting as the cathedral ceilings soar in all directions. The main level primary bedroom, with its vaulted ceilings, spacious walk-in closet, & elegant en-suite bath, enjoys pastoral upcountry views & opens onto the West-facing lanai which features a lovely jacuzzi spa. A large den/mother-in-law guest suite, with separate access, on the lower level has an elaborate wet bar & a dedicated bathroom. There are 2 bedrooms downstairs that share another full bath. All 3 garage spaces have direct access to the house. A large backyard surrounded by lush mature landscaping is extremely private & serene. Kulamanu has all underground utilities & is extremely convenient to many of Maui's finest schools, along with all the amenities of nearby Pukalani &



Makawao! Many of Maui's year-round residents & professionals prefer Kula's temperate climate, & the quiet upcountry lifestyle that 9 Paliuli Place offers. This is a Great Opportunity for the right Buyer!

Built in 1999

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 401986                  |
| Price          | \$1,735,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Square Footage | 2,280                   |
| Acres          | 0.42                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Land Tenure    | Fee Simple              |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9 Paliuli Pl           |
| Area        | Kula/Ulupalakua/Kanaio |
| Subdivision | Kulamanu               |
| City        | Kula/Ulupalakua/Kanaio |
| State       | HI                     |
| Zip Code    | 96790                  |

### Amenities

|              |                                  |
|--------------|----------------------------------|
| Utilities    | Phone Connected, Cable Connected |
| Parking      | Garage, Garage Door Opener       |
| # of Garages | 3                                |
| View         | Mountain/Ocean                   |
| Waterfront   | None                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), TV Cable, Storage, Entry                               |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Solar Hot |

|           |               |
|-----------|---------------|
|           | Water, Washer |
| Fireplace | Yes           |
| Stories   | Two           |

### **Exterior**

|                 |                      |
|-----------------|----------------------|
| Lot Description | Irregular            |
| Windows         | Blinds               |
| Roof            | Asphalt/Comp Shingle |
| Foundation      | Concrete Slab        |

### **Additional Information**

|                |                               |
|----------------|-------------------------------|
| Listed By      | Maui Real Estate Advisors LLC |
| Date Listed    | April 29th, 2024              |
| Days on Market | 439                           |
| HOA Fees       | 90                            |
| HOA Fees Freq. | Monthly                       |

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