

# \$1,750,000 - 40 Kapalulu Pl, Kula/Ulupalakua/Kanaio

MLS® #405744

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## \$1,750,000

5 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0 Acres

Ridge at Kulamanu, Kula/Ulupalakua/Kanaio, HI

Epic Views, Elegant Living – Your Upcountry Dream Home Awaits Wake up to sunrises over majestic Haleakala and wind down with breathtaking bi-coastal sunsets—all from this spectacular 5-bedroom, 4-bathroom home in one of Kula’s most coveted neighborhoods: Kulamanu. Tucked at the end of a quiet cul-de-sac, this beautifully designed home offers refined Upcountry living with features like hardwood flooring, vaulted ceilings, and an open-concept layout that flows effortlessly from the entryway to the living room, gourmet kitchen, and out to the expansive covered lanai. The kitchen is a chef’s dream with granite countertops, six-burner gas range, double oven, stainless steel appliances, and a walk-in pantry. The main level (no stairs!) includes a luxurious primary ensuite, two additional bedrooms, and a full bathroom. Two fireplaces—one on each level add warmth and charm. The lower level is perfect for extended family or guests, featuring another large lanai, a spacious family room with wet bar, two more bedrooms, and two additional full baths. Tankless water heater and an owned PV system with 24 panels adds energy efficiency, and the garage includes a 220V plug ideal for electric vehicles.



Built in 2006

## Essential Information

MLS® #

405744

|                |                         |
|----------------|-------------------------|
| Price          | \$1,750,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Square Footage | 2,463                   |
| Acres          | 0.24                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Land Tenure    | Fee Simple              |
| Status         | Closed                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 40 Kapalulu Pl         |
| Area        | Kula/Ulupalakua/Kanaio |
| Subdivision | Ridge at Kulamanu      |
| City        | Kula/Ulupalakua/Kanaio |
| State       | HI                     |
| Zip Code    | 96790                  |

### **Amenities**

|              |                            |
|--------------|----------------------------|
| Parking      | Garage, Garage Door Opener |
| # of Garages | 2                          |
| View         | Mountain/Ocean             |
| Waterfront   | None                       |

### **Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Ceiling Fan(s)              |
| Appliances        | Dishwasher, Disposal, Dryer |
| Fireplace         | Yes                         |
| Stories           | Two                         |

### **Exterior**

|                 |                        |
|-----------------|------------------------|
| Lot Description | Steep Slope            |
| Roof            | Asphalt/Comp Shingle   |
| Foundation      | Slab, Pillar/Post/Pier |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Listed By   | Hawaii Life (W)  |
| Date Listed | April 24th, 2025 |

|                |         |
|----------------|---------|
| Days on Market | 74      |
| HOA Fees       | 100     |
| HOA Fees Freq. | Monthly |

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