

\$1,445,000 - 257 Kula Io Rd Lot #6, Kula/Ulupalakua/Kanaio

MLS® #371203

\$1,445,000

Bedroom, Bathroom, 660,413 sqft
Vacant Land on 15.16 Acres

Kula 'I'o, Kula/Ulupalakua/Kanaio, Hawaii

Kula 'I'O, the Essence of Kula, that rarest of properties in the ideal elevation of Upcountry Maui offering breathtaking, panoramic ocean views stretching from Makena to Paia, across the outer islands and the West Maui Mountains. This 236 acre gated community is comprised of 35 exceptional, individual, ocean view lots ranging in size from 2.5 to 25 acres, with home sites planned to fit harmoniously into the magnificent terrain. This ideal elevation of 2,000 to 2,400 feet is considered by many to be perfect for human activities and living as it provides the optimal temperature, humidity and atmospheric pressure. Kula 'I'O offers a temperate climate of warm breezy days, cool evenings, and is conveniently located near area hardware store, gas station, community center, post office, fire station, excellent restaurants, and many of Maui's most revered schools. It is within minutes of the picturesque towns of Pukalani, Makawao, and a community hospital is 8 minutes down the road. Kahului Airport, Wailuku Town, and excellent beaches are less than minutes away. Kula 'I'O residents will enjoy walking, jogging, and biking the private beautifully landscaped subdivision roadways which will be maintained by the Homeowner's Association. Kula 'I'O will promote active agriculture in a thoughtfully designed plan to maintain open space and the rural character of the community. Situated on fertile ground, growing conditions are ideal for persimmon, citrus, lychee, avocados, nut tree groves, vineyards, and coffee orchards. A



state-of-the-art private well system will provide pristine water and each lot will have a potable and non-potable Ag water meter. Listing price reflects a 7% Discount which is being offered until the first ten lots are sold! CPR is Allowed.

Essential Information

MLS® #	371203
Price	\$1,445,000
Square Footage	660,413
Land Tenure	Fee Simple
Acres	15.16
Type	Vacant Land
Sub-Type	Vacant Land
Status	Pending - Cont. To Show

Community Information

Address	257 Kula Io Rd Lot #6
Area	Kula/Ulupalakua/Kanaio
Subdivision	Kula I'o
City	Kula/Ulupalakua/Kanaio
State	Hawaii
Zip Code	96790

Amenities

Utilities	County Water, Private Water, TV Cable, Underground Electricity
Features	Street Lights, Underground Utilities
View	Mountain/Ocean
Waterfront	None

Exterior

Lot Description	Gentle Slope
-----------------	--------------

Additional Information

Date Listed	October 17th, 2016
Days on Market	1748
Zoning	Agricultural
Monthly Maintenance Fees	0.00

Listing Details

Listing Office Maui Real Estate Advisors LLC

Listings provided courtesy of the REALTORS® Association of Maui. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.