

\$499,000 - 77-6452 Alii Dr 110, Kailua-Kona

MLS® #720426

\$499,000

0 Bedroom, 1.00 Bathroom, 480 sqft

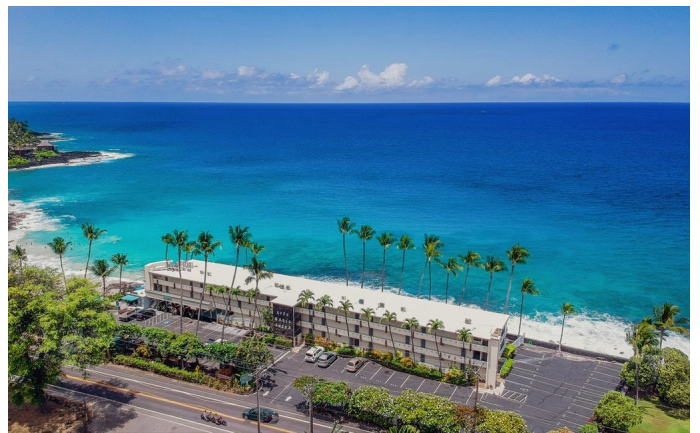
Residential on 0.00 Acres

N/A, Kailua-Kona, HI

Welcome to Kona Magic Sands an iconic Complex located on a 1.1 acre oceanfront parcel served by Alii Drive. The three story complex building is comprised of 37 units together with an adjoining and popular restaurant (Magics) and is enviably situated between Pahoehoe Beach Park on the northern side and renowned White Sands Beach on the southern side.
Unit #110 is conveniently located on the access friendly ground floor and has 480 sq ft of well appointed living area. Full width glass sliders frame a glorious ocean vista, and when opened, admit the soothing sound of the ocean and the relaxing feel of an ocean breeze.

Other notable features of Unit #110 and Kona Magic Sands Complex include:
* Short Term Vacation Rental License with a gross income of approximately \$47,284 in 2024, with owner occupying unit 6 months out of the year.
* Porcelain tiled floors.
* Remodeled kitchen with cherry wood cabinets.
* Sound dampening booth for renters or owners to have a quiet space to work while others enjoy their vacation.
* High end Couch and chaise lounge purchased in 2024. Therma king bed with memory foam mattress.
* Additional amenities include an in-ground swimming pool and a coin/credit card operated laundry.

Maintenance fees include basic cable, water, sewer, rubbish removal, landscape, common area and pool maintenance, building insurance and exterior pest control.
HOA Monthly Fee



\$752.88
HOA Monthly Reserve Fee
\$434
Total Monthly Fees
\$1,186.88

New Professional pictures
coming soon.

Built in 1966

Essential Information

MLS® #	720426
Price	\$499,000
Bathrooms	1.00
Full Baths	1
Square Footage	480
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

Community Information

Address	77-6452 Alii Dr 110
Subdivision	N/A
City	Kailua-Kona
State	HI
Zip Code	96740
Project	Kona Magic Sands

Amenities

Parking	Assigned
View	Bay, Coastline, Ocean, Ocean Horizon, Sunset
Is Waterfront	Yes
Has Pool	Yes

Interior

Interior Features	Built-in Features
Appliances	Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	None
Cooling	None

Exterior

Exterior Features	Lighting
Windows	Blinds

Additional Information

Date Listed	April 22nd, 2025
Days on Market	43
Zoning	V-1.25
HOA Fees	1186.88
HOA Fees Freq.	Monthly
Land Tenure	Fee Simple
In Use As Short Term Rental	Yes

Listing Details

Listing Office	Sue Brown Realty and Associates
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Listing information last updated on June 3rd, 2025 at 6:15pm HST