

85 ft 1989 Codecasa Maiora
US\$1,000,000
Seattle, Washington, United States



Boat Details

Make:	Codecasa	Class:	Motor Yacht
Model:	Maiora	Hull Material:	Fiberglass
Year:	1989	Drive Type:	Direct Drive
Length:	85 ft	Beam:	20 ft 2 in
Price:	US\$1,000,000	Boat Location:	Seattle, Washington, United States
Condition:	Used	Fuel Type:	Diesel

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Description

Step aboard this exquisitely maintained 1989 Codecasa Maïora, an 85-foot Italian luxury yacht that blends classic European craftsmanship with modern upgrades. Moored in the heart of Seattle on Lake Union, she is housed in a privately owned, custom 100' boathouse—available as part of an exclusive package deal.

With extensive customizations, thoughtful updates, and less than 250 hours on her rebuilt twin Detroit Diesel engines, this Codecasa has seen remarkably light use. Her condition reflects the care of a dedicated full-time captain and caretaker who has overseen her since 2007, preserving her pedigree and enhancing her features over time. Over \$2,000,000 invested!!

Interior accommodations are exceptionally laid out for both entertaining and extended cruising:

- Three well-appointed guest staterooms forward, each with en-suite arrangements
- A midship crew stateroom, providing excellent service access
- A spacious, private master stateroom aft, offering true owner's retreat separation

The vessel is offered for sale at a remarkable value, and for discerning buyers seeking a complete waterfront solution, it can be purchased as a package with the custom 100-foot boathouse for an additional \$400,000. This rare opportunity provides security, protection, and a prestigious Lake Union moorage.

Information & Features

Detroit DIESEL 12V92TA (Engine 1)

Engine Type:	Inboard	Drive Type:	Direct Drive
Fuel Type:	Diesel	Power:	1080 hp
Engine Hours:	250		

DETROIT DIESEL 12V92TA (Engine 2)

Engine Type:	Inboard	Drive Type:	Direct Drive
Fuel Type:	Diesel	Power:	1080 hp
Engine Hours:	120		

Dimensions

LOA:	85 ft
Beam:	20 ft 2 in

Tanks

Fuel:	1,980 gal
Fresh Water:	460 gal
Holding:	100 gal

Other

Flag Of Registry:	United States
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LAYOUT OVERVIEW

Step aboard from the aft deck and prepare to be impressed! The journey begins in the expansive salon, designed for both relaxation and entertaining—with a full wet bar to port, perfect for serving up cocktails in style. To starboard, a graceful stairwell leads down to the luxurious master stateroom, while just ahead, a chic U-shaped dinette invites you to dine or lounge in comfort. Continue starboard up the steps to the flybridge, your private sky lounge with commanding views.

Moving forward, the gourmet galley to port is a chef's dream, conveniently located across from the stairway that takes you down to the engine room and well-appointed crew quarters. At the heart of the yacht lies the sophisticated wheelhouse, offering port and starboard deck access plus a stairwell leading to the guest accommodations below.

The guest quarters are a haven of comfort, featuring a forward stateroom with a plush queen berth and private ensuite head, along with two beautifully matched twin staterooms—perfect for family or friends. Every space is designed to impress. Ready to make this dream yacht yours?

GALLEY

Welcome to a chef's paradise on the main deck! Nestled perfectly between the salon and the wheelhouse, this galley is as functional as it is stylish. It's packed with top-of-the-line appliances and finishes that will elevate every meal, whether you're preparing a quick bite or hosting a gourmet dinner.

- Whirlpool Gold trash compactor for effortless cleanup.
- Fischer & Paykel dishwasher drawers—because convenience matters.
- A sleek Jenn-Air electric grill with down-draft fan and (4) burners for ultimate cooking flexibility, plus a double grill for those who love to entertain.
- Jenn-Air oven and GE Profile microwave oven for all your baking and reheating needs.
- Frigidaire Professional refrigerator and freezer to keep your ingredients fresh and ready to use.
- Stunning tile backsplash and granite countertops that combine durability with luxury.
- Refinished cabinet faces for a modern touch that's sure to impress.
- (3) stainless steel round sinks for added convenience and space.
- An updated reflective ceiling with stylish lighting, creating a bright, airy atmosphere.
- A stainless-framed opening window to let in a breeze and ventilate your space effortlessly.

STATEROOMS

Step into pure luxury and comfort as you explore the meticulously crafted staterooms of this yacht—where every detail is designed for relaxation and style.

The forward VIP guest stateroom is a spacious haven, featuring a generous double berth, an expansive hanging locker, ample storage cabinets, and two portlights that flood the room with natural light. The ensuite head is a masterpiece, complete with a new stall shower, vacuum-flush toilet, sleek sink, and custom Lonseal flooring for a fresh, modern feel.

As you move down the companionway toward the guest staterooms, you'll find a handy linen closet and a stackable Maytag washer and dryer, making extended stays effortless. The matching guest staterooms each offer side-by-side twin berths, overhead cabinets, hanging lockers, and smart TVs for ultimate entertainment. Each room also has an ensuite head with Vacuflush toilets and a stall shower, ensuring complete privacy and convenience for your guests.

For your crew, the mid-ship crew stateroom offers comfort and privacy with a full berth, overhead storage cabinets, hanging closet, smart TV, and alarm panel—plus a well-appointed head for added convenience.

The private master stateroom aft is nothing short of a retreat! Completely remodeled with custom Makare wood cabinetry and a stunning headliner featuring a unique wood design, this sanctuary is equipped with a luxurious queen berth with a custom mattress and leather headboard. Enjoy the comfort of two cedar-lined closets, (2) portlights with blinds, and a make-up vanity for added convenience. Stay entertained with a Yamaha stereo and feel secure with a built-in safe. The ensuite head offers a spa-like experience, featuring a jacuzzi tub, shower, Vacuflush toilet, and elegant sink.

Every portlight throughout this yacht is stainless steel framed and includes storm covers for added protection and peace of mind. The entire interior features plush carpeting with sound-down padding, while the galley and wheelhouse boast beautifully refinished hardwood flooring for a touch of sophistication.

This yacht isn't just a vessel; it's a floating paradise, where luxury meets practicality at every turn!

MAIN DECK - - INTERIOR

Step through the double sliding doors from the aft deck and into an enormous salon that has been completely transformed into a lavish and stylish living space. The entire area has undergone a full renovation, featuring elegant Makore woodwork, rich burl countertops, a stunning new headliner, custom lighting, sleek powder-coated window frames, Hunter Douglas blinds, plush carpeting, and sophisticated Vimar light switches and outlets—this is a space designed to impress.

To port, you'll find a U-shaped bar with a raised granite countertop, complete with a sink, U-line icemaker, U-line refrigerator, glass-front cabinetry, and two sleek stools—perfect for serving cocktails or enjoying casual bites. Across from the bar, a graceful stairway leads down to the luxurious master stateroom.

Further forward, the salon features a matching sofa and chair with a contemporary coffee table—perfect for relaxation. The starboard side is a custom cabinetry masterpiece, housing a Vinotemp wine cooler, entertainment center, and a hi-lo Sony smart TV for ultimate viewing pleasure. The forward portion of the salon boasts a built-in settee with a bench seat on one side and two comfortable chairs opposite, all arranged around a custom oval-shaped wood table—the perfect setting for intimate meals or casual gatherings.

Continuing forward, a stairway leads you down to the engine room and crew stateroom, while the opposite side features the galley, separated by a stylish sliding pocket door for privacy. Just forward to starboard, you'll find a custom day head, thoughtfully designed for convenience.

The wheelhouse is a captain's dream, equipped with the primary electrical panels, a state-of-the-art Denon stereo system, and the helm station, complete with (2) STIDD black leather helm seats for comfort and control. The area is finished with beautifully refinished hardwood flooring and features port and starboard side doors for easy access. A stairway leads you down to the forward staterooms, ensuring privacy and comfort for everyone aboard.

MAIN DECK - - EXTERIOR

Step onto the custom oversized swim platform, where a sturdy ladder effortlessly takes you up to the expansive aft deck—a true outdoor oasis! The deck features stunning teak floors that add a touch of sophistication, with plenty of room to relax and entertain. The centerpiece is a C-shaped settee with a stylish table and two chairs, perfect for dining or enjoying a sunset cocktail. Just beside it, another C-shaped settee with an ottoman invites you to unwind in ultimate comfort. A generous 9-foot overhang provides ample weather protection, while the stunning all-teak bulkhead and teak-framed glass sliding doors open to the luxurious salon, creating a seamless flow between indoor and outdoor living.

The yacht's side decks are wide and comfortable, offering easy access to every part of the vessel. Four side boarding gates with Marquipt folding stairs provide effortless entry, and the engine room access is conveniently located on the starboard side.

For ultimate relaxation, the bow features a sun-pad cushion, inviting you to soak up the rays in style. The yacht is equipped with a double capstan hydraulic windlass and a generous 420 feet of chain—paired with (2) anchors for reliable security at anchor. Folding stainless fender racks keep your gear neatly stowed when not in use.

The entire exterior has been meticulously LP painted by Platypus Marine, ensuring the yacht shines like new and remains in exceptional condition. Every detail has been designed with both style and practicality in mind—this is luxury that stands the test of time.

ELECTRICAL

Power up your adventures with the advanced electrical systems that make this yacht a true powerhouse on the water. Designed for both reliability and ease of use, this setup ensures you have the energy you need for every journey.

- 27.5 kW Northern Lights generator with just 302 original hours, and a backup 17 kW Northern Lights generator with 910 original hours—both providing quiet, efficient power for long hauls or short getaways.
- (2) Magnum 3000-watt inverter/chargers.
- Easily control the generators and inverters from the wheelhouse with convenient remote panels.
- The yacht is equipped with (2) Glendinning Cablemasters.
- A dedicated 30-amp battery charger powers the (2) generator start batteries.
- The main electrical panels are located in the pilothouse, with sub-panels in each stateroom closet, making it simple to manage and monitor your power systems.
- Operate with confidence using a full 60hz electrical system.
- (2) 50-amp shore power connections ensure reliable power when docked, while the 12-volt and 24-volt systems provide versatile support for your needs.
- (2) Charles iso-boost transformers ensure optimal shore power protection and smooth performance, no matter where you're connected.
- For added safety and convenience, GFCI outlets have been installed in each head and the galley, ensuring secure and safe power access throughout the yacht.

With this powerful, efficient electrical system, you'll enjoy seamless energy management and total control over your onboard experience—whether you're cruising under the stars or docked in a harbor.

ELECTRONICS

Step into the world of cutting-edge navigation and communication with the yacht's top-of-the-line electronics—designed to ensure seamless control, enhanced safety, and an unforgettable cruising experience.

Onboard, you'll find (3) AmbientNAV monitors offering crystal-clear displays, giving you full visibility of your route, surroundings, and systems in real-time. The yacht is equipped with the powerful Shuttle PC operating Time Zero navigation software, ensuring smooth, responsive navigation for your voyages, whether you're charting new waters or heading to familiar destinations.

For precise positioning, the Furuno NAVNET and Furuno GP-39 GPS provide unparalleled accuracy, keeping you on course no matter where you go. Stay fully in control with the newly installed Simrad A20 autopilot, offering effortless steering and perfect course-holding at the touch of a button.

Communication is a breeze with the Icom IC-M604 Commandmic III VHF and Icom IC-M127 VHF—both deliver clear, reliable communication with other vessels and shore stations, ensuring you're always in the know. The yacht also boasts (2) engine room cameras and (2) aft deck cameras.

Flybridge:

Up top, the Furuno NAVNET and ICOM IC-M127 VHF keep you connected and in control, while the ICOM Commandmic III VHF lets you stay in touch with your crew and other vessels with ease.

FLYBRIDGE

Welcome to the flybridge, the ultimate in elevated luxury and adventure! This spacious outdoor command center is outfitted with (2) STIDD helm seats, offering superior comfort and control for your cruising pleasure.

The flybridge features a custom bimini and frame, designed to lower forward into a cradle for easy storage when not in use. The radar arch has been customized and repositioned forward, enhancing both the look and functionality of the yacht.

For convenience and entertaining, there's a well-appointed cabinet with a sink, refrigerator, and ample storage, plus a hidden propane BBQ and tank—everything you need for al fresco dining and sunset barbecues.

A teak dining table is surrounded by (8) folding chairs, each protected with complete canvas covers to keep everything looking pristine. On either side, you'll find (2) large settees, both with updated upholstery and canvas covers, offering plenty of comfortable seating for guests to gather and enjoy the views.

Safety is top of mind with a canister life raft and a 12' Caribe RIB with a powerful 40hp Honda engine, boasting only 23 hours—ready for exploration and water activities. The twin boom 24-volt davit system makes launching and retrieving the tender effortless.

This flybridge is not just an outdoor space—it's a destination of its own, designed for relaxation, adventure, and endless memories!

MECHANICAL AND ENGINE ROOM

Step into the heart of this yacht's performance with the mechanical and engine room—a powerhouse of engineering and innovation designed to deliver smooth, reliable cruising no matter where your journey takes you!

Under the deck, you'll find Detroit 12V92TA engines, meticulously painted white (a sleek upgrade from the original grey), ready to provide the power and reliability you need.

- The port engine was completely rebuilt in 2019, and the starboard engine in 2016, ensuring peak performance and peace of mind.
- ZF electronic engine controls give you seamless command at two stations, while ZF electronic engine remotes with (2) plugin locations offer flexibility and ease of operation wherever you are on board.
- Maneuver with precision thanks to the Hydra-Power Systems hydraulic bow thruster—perfect for docking and tight spaces.
- Enjoy a smooth ride with Naiad stabilizers that reduce roll and keep you comfortable even in choppy seas.
- Stay on top of your engine's performance with AETNA digital engine tachometers, dual Racor fuel filters, and Walker Airseps for optimal air intake.

Your comfort is further enhanced with upgraded systems:

- A brand new Rheem 40-gallon hot water heater ensures a steady supply of hot water.
- Makita Air Compressor and Mach5 AC and DC water pumps for consistent, reliable operation.
- A Hydraulic PTO on the port engine powers essential systems, while emergency engine shutdown offers safety at the push of a button.

For extra peace of mind, the yacht features a manual Halon fire extinguishing system, high water bilge alarms, and custom stainless steel exhaust mixers.

You'll also enjoy the luxury of upgraded Poly and stainless steel water tanks—three 120-gallon tanks and two 50-gallon tanks, along with upgraded Poly holding tanks. Stay cool in summer and warm in winter with the reverse cycle air conditioning and heat.

This engine room is the perfect combination of power, safety, and comfort—giving you confidence and peace of mind on every voyage. Ready to experience flawless performance? The open seas are calling!

BOATHOUSE

Welcome to the ultimate boathouse, built to house your vessel in style, security, and convenience. USCG documented and LLC owned, this boathouse offers everything you need to protect and maintain your yacht with ease.

With outside dimensions of 117' x 36' 6", there's ample room to accommodate even the largest of vessels. The door clearance of 27' from the water allows for hassle-free access, even with the tallest yachts, ensuring you never have to worry about clearance issues.

The inside well measures a generous 97' x 22', giving you plenty of space for your yacht, with room to spare for maintenance or other watercraft. Plus, the boathouse is powered by 200-amp service, keeping all your systems running smoothly, whether you're docked for the season or out on a quick getaway.

Built with a steel structure for unmatched durability and long-lasting strength, this boathouse is designed to protect your investment for years to come. The overhead catwalk provides easy access for inspections, maintenance, and even just enjoying the view from above.

This is more than just a boathouse; it's a dedicated home for your yacht—ready to offer top-tier protection and convenience for every adventure.

Disclaimer

The Company offers the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel is offered subject to prior sale, price change, or withdrawal without notice.





