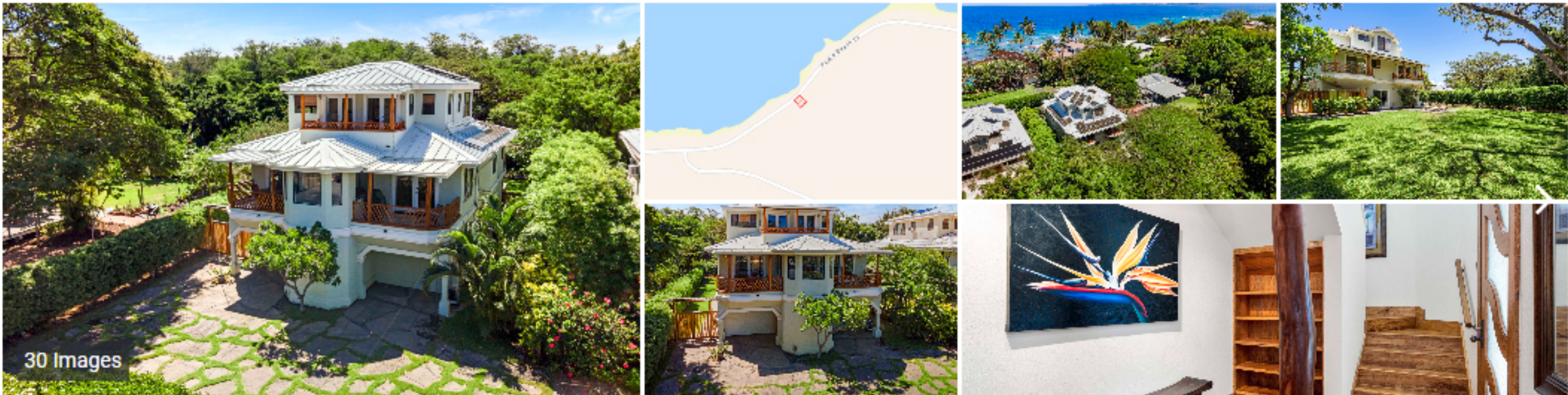


Photos



Listing Details

PRICE: \$2,599,000	DISTRICT: South Kohala	SUBDIVISION: PUAKO BEACH LOTS	DOM: 7
LAND TENURE: Fee Simple	RECORD SYS: Regular	PROJECT: 37 Puako Beach Drive	ZONING: RS-10
SALE TYPE: Standard Sale	OWNERSHIP: CPR	LOT:	FLOOD ZONE: A0
OCEANFRONT PARCEL: No	DISCLOSURE FORM: Yes	INCR/BLOCK:	LAVA ZONE: 3
ADDITIONAL INFO:			

Property Details

BEDROOMS: 3	PARKING: Attached	ROADS: Paved	SUB-TYPE: Detached
BATHRMS: 2 [Full]	GARAGE AREA (TOTAL): 0 sqft	FRONTAGE: Almost Oceanfront	UNIT DESCR: Single Family Home
LIVING AREA: 2,600 sqft	CARPORT AREA (TOTAL): 0 sqft	TOPOGRAPHY: Fairly Level	DESIGN:
LAND AREA: 8,342 sqft	OTHER SQFT (TOTAL): 0 sqft	EASEMENT:	VIEW: Ocean, Mountain, Sunset, Forest
YEAR BUILT: 1990	EXT AREA: 0 sqft		

Public Remarks:

This three-story Puako mauka home has been meticulously renovated inside and out and is situated on a great lot across the street from the ocean. Listen to the sounds of the ocean and enjoy ocean views from the second and third-floor rooms and lanais.

This home features three bedrooms and two bathrooms, along with a separate living space on the first floor to accommodate a growing family, lots of guests, or use as a family retreat.

While updates are too numerous to list, the kitchen features new African mahogany cabinets, shelves, new granite, new appliances, a new water filtration system, a new sink, new flooring, and new lighting. The kitchen flows into the dining area and spacious main living area, offering ample room for entertaining and everyday living, while large windows fill the space with natural light. French doors lead to two lanais that have been renovated. New fans and mini-split systems keep it cool.

Both bathrooms feature travertine flooring, African mahogany cabinets, granite, new sinks, toilets, and lighting.

Journey up the new mango stairwell to the primary retreat that occupies the entire third floor. This spacious suite offers a walk-in closet with new floors, lots of windows and French doors that lead to the private lanai with ocean views. The renovated ensuite bathroom has dual sinks and a soaker jacuzzi tub. It's the perfect place to relax, unwind, or fall asleep to the soothing sound of the gentle breaking surf.

Outside, the owners have spent years developing the lush, mature landscaping which surrounds the property, providing privacy as well as comfort. The entire house has been painted, a newer roof and rain gutters have been installed, new fencing, new stamped concrete around the property, and a new outdoor shower area, perfect for rinsing off after a long day at the beach across the street. An irrigation system keeps plantings lush.

Owners installed a 26-panel PV system in 2011.

Private Remarks:

Aloha and thank you for considering this listing! Please allow 24 hours' notice to preview. Listing agent to be present at all showings.

To schedule a tour of the property, please contact Mary Higgins Colucci at 808-987-6988 or mary@hawaiiresortrealty.com

Prius may be purchased on a separate bill of sale.

Renovations were in 2010 and 2021.

The information herein may contain inaccuracies and is provided without warranty or guarantee of any kind. Agents and Buyers must independently verify any info they deem material or important to their purchase or any offered price there under. Square footage should be confirmed by an appraisal report. Lot is CPR.

Please include AS-IS addendum

All windows professionally cleaned April 2024.

Casey F. Tanigawa at TG Waimea has done all preliminary work.

Driving Directions:

From Queen Ka'ahumanu Hwy turn onto Puako Beach Drive, continue southbound - the mauka home is at 37A

Utilities/Features

POWER: Overhead, Solar/Photovoltaic	WASTEWATER: Cesspool, Other (remarks)	TELEPHONE AVAIL: Cable, Cell	CC&R'S: Yes
WATER: Other (remarks), County	TV AVAIL: Cable	INTERNET AVAIL: Cable	PETS ALLOWED:
HEATING/COOLING: Split/Zoned, Other (remarks)	POOL:	WINDOW COVERS: Blinds, Curtains	SECURITY: Security Systems
WASHER/DRYER: Dryer, Washer	WATER FEAT:	FIREPLACE:	FENCING: Other (remarks), Wire
APPLIANCES: Disposal, Dishwasher, Microwave Hood, Refrigerator, Range/Oven		KITCHEN: Eat in Nook, Pantry	SCHOOLS:
OTHER FEATURES: Sprinkler System-Exterior, Landscaped			

Financial Details

CURRENT TAXES: \$6,116.18	ASSESSED BLDG: \$572,300	ASSESSED LND: \$662,200	TOTAL EXEMPTION AMT: \$240,000
SPEC. ASSESS.: No	SPEC. ASSESS. AMT.:	ROAD MAINT/YR:	PRICE PER SQFT: \$999.62
MONTHLY ASSN.: \$0	MONTHLY MAINT.: \$0	OTHER FEES: \$0	TERMS ACCEPT.: 1031 Exchange, Cash, Conventional
	EXIST LOAN TP:		