

**69-1720 PUAKO BEACH DR Kamuela, HI 96743** | MLS: 650249 Sold | Taxkey: 3-6-9-4-16 | Residential



**LISTING DETAILS**

<b>Price:</b> \$6,150,000	<b>SOLD</b> 8/6/2021 for \$6,110,000 (CASH) DOM:26 by Jan Nores / Hawaii Life	<b>Sub-Type:</b> Detached	<b>Land Tenure:</b> Fee Simple
<b>Subdivision:</b> PUAKO BEACH LOTS	<b>District:</b> South Kohala	<b>Ownership:</b> Full	<b>Zoning:</b> RS-10
<b>Record Sys.:</b>	<b>Disclosure Form:</b> Yes	<b>Land Area:</b> 14,000 sqft	<b>Flood Zone:</b> AO, VE
<b>Incr/Block:</b>	<b>Lot:</b> 58	<b>Roads:</b> Paved	<b>Easement:</b>
<b>Oceanfront Parcel:</b> No	<b>Parking:</b> Attached	<b>Year Built:</b> 1991	<b>Sale Type:</b> Standard Sale
<b>Additional Info:</b>			

**PROPERTY DETAILS**

<b>Bedrooms:</b> 3	<b>Bathrms:</b> 4 [Full]	<b>Living Area:</b> 3,344	<b>Pets Allowed:</b>
<b>Unit Descr:</b>	<b>Ext Area:</b>	<b>Pub Rpt#:</b>	<b>Project:</b>
<b>Design:</b>	<b>Schools:</b>	<b>Frontage:</b>	<b>View:</b> Ocean, Sunset
<b>Other Sqft (Total):</b>	<b>Garage Area (Total):</b>	<b>Carport Area (Total):</b>	

**Remarks:**

Timeless Puako awaits you in this open concept home. With true sand in front and a large grassy yard, living oceanfront in Puako has never been better. The private courtyard off the entrance greets you, with an upstairs guest suite with its own access. The open living room and kitchen flow seamlessly to the large lanai. There are two oceanfront bedrooms that have the most incredible views of the ocean that surrounds you. There is an office as well, although you will want to spend your time outside. With the best stretch of Puako reef in front, you can leave your home and go snorkel with the fish. There are turtle cleaning stations, underwater arches, and all of a life aquatic to explore. Come and see why Puako is a Big Island favorite. There are also two lots behind this house for sale if you are looking for a family compound.

**Private Remarks:**

House plans and County records don't match on bathroom count, please confirm with any Buyers. Have full house plans. Have pre-listing inspection, survey, and wastewater inspections completed. Two back mauka lots also available for a compound. The information herein may contain inaccuracies and is provided without warranty or guaranty of any kind. Agents and Buyers must independently verify any info they deem material or important to their purchase or any offered price thereunder.

**Driving Directions:**

Halfway down Puako Beach Drive on the ocean.

**UTILITIES/FEATURES**

<b>Internet Avail:</b> Cable, Satellite	<b>Telephone Avail:</b> Cable, Cell, Land Line, Satellite	<b>Water:</b> County	<b>Kitchen:</b> Island
<b>Power:</b> Overhead	<b>TV Avail:</b> Satellite, Cable	<b>Wastewater:</b> Cesspool	<b>Heating/Cooling:</b> Air Conditioning
<b>Fencing:</b> Rock/Stone, Wooden	<b>Water Feat:</b>	<b>Security:</b> Security Systems	<b>Pool:</b> Spa/Hot Tub
<b>Topography:</b> Fairly Level	<b>Fireplace:</b>	<b>Window Covers:</b> Shutters	<b>Appliances:</b> Dishwasher, Gas Cooktop, Oven, Refrigerator

**Washer/Dryer:** Dryer, Washer

**Other Features:** Ceilings-9'+, Ceiling-Cathedral, Ceiling-Vaulted, Sprinkler System-Exterior, Exterior Lighting, Inventory, Landscaped, Sprinkler System-Lawn, Track Lighting

**FINANCIAL DETAILS**

<b>Current Taxes:</b> \$44,290	<b>Price Per Sqft:</b> \$1,827	<b>Home Exemption Amt:</b> \$0	<b>Spec. Assess.:</b>
<b>Spec. Assess. Amt.:</b>	<b>Assessed Bldg:</b> \$1,494,100	<b>Assessed Lnd:</b> \$2,380,000	<b>Terms Accept.:</b> 1031 Exchange, Cash, Conventional
<b>Road Maint/Yr:</b>	<b>Monthly Assn.:</b>	<b>Monthly Maint.:</b>	<b>Other Fees:</b>
<b>CC&amp;R's:</b> No			

**LISTING AGENT**

**CSB:** 3                      **Subagency Offered:**                      **Restrictions:** None

**LISTING AGENT AND OFFICE**

	<b>Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>	<b>HISID</b>
Listor	<u>Alethea A Lai</u> RS-77144	808-989-7861	808-885-5538	alai@venturesir.com	77144
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Co-Listor	<u>Dodie MacArthur</u> RB-10742	808-885-8885	808-885-5538	dodiemacarthur1@gmail.com	41146
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