

**69-1811 PUAKO BEACH DR Kamuela, HI 96743 | MLS: 642120 Sold | Taxkey: 3-6-9-5-25 | Residential****LISTING DETAILS**

<b>Price:</b> \$1,499,000	<b>SOLD</b> 10/27/2020 for \$1,450,000 (CASH) DOM:11 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> Regular	<b>Disclosure Form:</b> Yes	<b>Land Area:</b> 12,099 sqft	<b>Flood Zone:</b> AE
<b>Incr/Block:</b>	<b>Lot:</b> 122	<b>Roads:</b> Paved, State	<b>Easement:</b>
<b>Oceanfront Parcel:</b> No	<b>Parking:</b> Unassigned	<b>Year Built:</b> 1949	<b>Sale Type:</b> Standard Sale
<b>Additional Info:</b> Listor Owner			

**PROPERTY DETAILS**

<b>Bedrooms:</b> 3	<b>Bathrms:</b> 2 [Full], 1 [Half]	<b>Living Area:</b> 1,600	<b>Pets Allowed:</b> Yes
<b>Unit Descr:</b>	<b>Ext Area:</b>	<b>Pub Rpt#:</b>	<b>Project:</b>
<b>Design:</b> Double Wall, Wood Frame	<b>Schools:</b>	<b>Frontage:</b>	<b>View:</b> Garden
<b>Remarks:</b>	<b>Other Sqft (Total):</b>	<b>Garage Area (Total):</b>	<b>Carport Area (Total):</b>

**Remarks:**  
\*MATTERPORT VIRTUAL TOUR\* <http://bit.ly/Puako85u>

This has an active STVR AND NCU PERMIT

Recently remodeled Puako house - There are new travertine floors, paint, furniture, decor, and upstairs bathroom remodel. This perfect Puako beach home features 3 bedrooms and 2 ½ bathrooms located across from a secluded beach entrance, you will have amazing sunset strolls and turtle sightings without the crowds. Down the street is a few of the best white sand beaches in Hawaii! (Hapuna Beach, Mauna Kea Resort & Beach, Kauna'oa Bay, Wailea Bay). The house has a newly remodeled kitchen with stainless steel appliances, granite countertops, travertine floors, and all the essentials you need. The interior includes a large master suite, private detached bedroom pod with ½ bathroom and private outdoor shower, and a versatile downstairs bedroom/bathroom combo. There are 2 large outdoor deck areas, the front deck has been newly refinished and furnished with an outdoor dining table, new BBQ, outdoor lounge/couch area, and a peek-a-boo ocean view from across the street. The back deck provides refuge with plenty of shade covering the dining table from tropical plants.

Master Suite Bedroom/Bathroom – King-sized bed, private office area with a desk, walking closet, AC (Air Conditioning), large flat-screen TV, Bathroom with shower

Downstairs Bedroom/Bathroom – King-sized Bed OR two twin beds, bathroom with shower, AC (Air Conditioning), and closet.

Detached Private Bedroom Pod – Queen bed, ½ bathroom, private outdoor shower, AC (Air conditioning).

The yard is lush and private, backing to state land with palm trees, a large mature mango tree along with other tropical plants. The house is kept cool and shaded by the mature landscaping.

This property is an active vacation rental. Expenses and income statements are available for qualified buyers. Seller Financing available.

**Private Remarks:****Driving Directions:**

This property is located on the mountain side of Puako Beach Drive. White mailbox has #85 on it and is visible from the street

**UTILITIES/FEATURES**

<b>Internet Avail:</b> Cable	<b>Telephone Avail:</b> Cable	<b>Water:</b> Municipal	<b>Kitchen:</b> Pantry
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<b>Power:</b> Overhead	<b>TV Avail:</b> Cable	<b>Wastewater:</b> Cesspool	<b>Heating/Cooling:</b> Air Conditioning
<b>Fencing:</b> Wooden	<b>Water Feat:</b>	<b>Security:</b>	<b>Pool:</b>
<b>Topography:</b> Fairly Level	<b>Fireplace:</b>	<b>Window Covers:</b> Curtains	<b>Appliances:</b> Disposal, Dishwasher, Freezer, Gas Grill, Microwave Hood, Refrigerator, Range/Oven, Wine Cooler

**Washer/Dryer:** Dryer, Washer

**Other Features:** BBQ/Cooking Pit, Ceiling-Vaulted, Office

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#### FINANCIAL DETAILS

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<b>Current Taxes:</b> \$10,158	<b>Price Per Sqft:</b> \$906	<b>Home Exemption Amt:</b> \$0	<b>Spec. Assess.:</b>
<b>Spec. Assess. Amt.:</b>	<b>Assessed Bldg:</b> \$134,200	<b>Assessed Lnd:</b> \$781,000	<b>Terms Accept.:</b> 1031 Exchange, Agreement of Sale, Cash, Conventional, PMM
<b>Road Maint/Yr:</b>	<b>Monthly Assn.:</b>	<b>Monthly Maint.:</b>	<b>Other Fees:</b>

**CC&R's:** No

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#### LISTING AGENT

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**CSB:** 2.5%      **Subagency Offered:** No      **Restrictions:** None

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#### LISTING AGENT AND OFFICE

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	<b>Name</b>	<b>Phone</b>	<b>Fax Email</b>	<b>HISID</b>
<b>Listor</b>	<u>Sara Devitt</u> RS-80725	916-215-2323	sara@betterislandlifestyle.com	80725
<b>Office</b>	Better Homes and Gardens Real Estate Island Lifestyle RB-21253	808-880-1290		2452
<b>Address</b>	68-1330 Mauna Lani Drive #308 Kamuela, HI 96743			

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