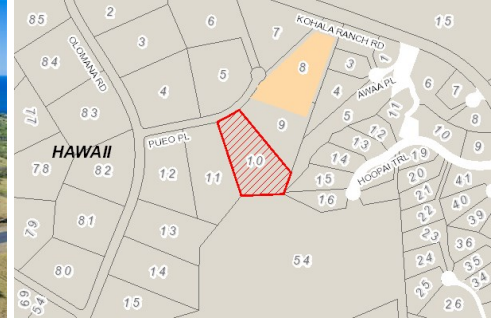


KOHALA RANCH Kamuela, HI 96743

| MLS: 638746 Active | Taxkey: 3-5-9-11-10 | Land

RADSTREET Jan-08-2021



## Listing Details

Price: **\$293,000**

Active DOM: 251

Sub-Type: Vacant

Land Tenure: Fee Simple

Subdivision: KOHALA RANCH

District: North Kohala

Ownership: Full

Zoning: A - 3 A

Record Sys.: Land Court

Disclosure Form: Yes

Land Area: 3.12 ac

Flood Zone: X

Incr/Block:

Lot: 194

Roads: Private, Paved

Easement:

Oceanfront Parcel: No

Parking:

Sale Type: Standard Sale

Additional Info:

## Property Details

Schools:

Frontage: Road/Street

View: Coastline, Mountain,  
Ocean, Ocean Horizon, Sunset

Ag Dedicated: No

Structures: No

Lot Description: Cul de sac

Remarks:

Lot 194 is positioned within in the warm-and dry elevation of Kohala Ranch's beloved Heathers section, ideally located off the main interior road and on peaceful Pueo Place cul-de-sac. A natural gulch along the property line protects this property's forever views to the South, including expanses of Kona-Kohala coastline and the summits of 3 mountains in the distance (Hualalai, Mauna Loa, and Mauna Kea). A perfectly framed view of the green hills of Kohala mountain upslope contrasts with wide open vistas of the blue Pacific downslope.

From this parcel it is only a short 15 minute drive to the "Gold Coast", home to the island's best beaches, luxury resorts, golfing, dining, shopping and ocean activities.

Kohala Ranch is a private, gated community of 3900+ acres nestled on the northwest side Hawaii Island. The ranch is stretches between a 24 hour guard gated entrance off coastal high Hwy 270 (Akoni Pule Highway) and the upcountry Hwy 250 (Kohala Mountain Road). CC&Rs along with architectural guidelines allow for individual design while preserving the natural features of each lot. Underground utilities including water, electricity, telephone and cable are adjacent to each lot for ease of building without obstructing views.

Security and serenity are valued in Kohala Ranch; you must be accompanied by a licensed real estate agent to enter if you are not already a property owner.

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.

Private Remarks:

Contact Tami or Kerry for Lot 194 topo map.

Please use Amber Joaquin at Title Guaranty, Kamuela for escrow services as she has already done prior work on this property.

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Driving Directions:

Once thru the lower gate, continue on Kohala Ranch Road, turning right onto Olamana Road. Make your first right onto Pueo Place. Lot 194 will be on the right side, midway up the street.

## Utilities/Features

Internet Avail: Cable

Telephone Avail: Cell

Water: Private

Kitchen:

Power: Underground

TV Avail: Cable

Wastewater: None

## Financial Details

<b>Current Taxes:</b> \$2,983	<b>Price Per Sqft:</b> \$ 2	<b>Spec. Assess.:</b>	<b>Spec. Assess. Amt.:</b>
<b>Assessed Bldg:</b> \$ 0	<b>Assessed Lnd:</b> \$1,300	<b>Terms Accept.:</b> Cash, Conventional	<b>Road Maint/Yr:</b>
<b>Monthly Assn.:</b> \$271.00	<b>Monthly Maint.:</b>	<b>Other Fees:</b>	<b>CC&amp;R's:</b> Yes

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>
<b>Listor</b>	<a href="#">Kerry A Balaam</a> (R(S)) RS-75867	808-443-6048	888-882-6061	kerrybalaam@gmail.com	75867
<b>Office</b>	Windermere C & H Properties RB-22402	808-329-2601	888-882-6061		1126
<b>Address</b>	75-5919 Walua Road Kailua-Kona, HI 96740				
<b>Co-Listor</b>	<a href="#">Tami A Ryan</a> (R(S)) RS-59786	808-990-0995	808-885-5488	tamisellshawaii@gmail.com	59786
<b>Office</b>	Windermere C & H Properties RB-22402	808-329-2601	888-882-6061		1126
<b>Address</b>	75-5919 Walua Road Kailua-Kona, HI 96740				

This information has been supplied by third parties and has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.

*RADSTRAIT* Jan-08-2021