

55-1076 KAAUHUUHOMESTEAD RD Kapaau, HI 96719 | MLS: 656906 Sold

| Taxkey: 3-5-5-1-26 | Residential



LISTING DETAILS

Price: \$2,100,000	SOLD 2/10/2022 for \$1,975,000 (CASH) DOM:22 by Jan Nores / Hawaii Life	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: KAAUHUUHOMESTEADS	District: North Kohala	Ownership: Full	Zoning: A-3A
Record Sys.:	Disclosure Form: Yes	Land Area: 4.49 ac	Flood Zone: X
Incr/Block:	Lot: 2	Roads: Paved	Easement:
Oceanfront Parcel: No	Parking: Covered, Detached	Year Built: 1980 - 2007	Sale Type: Standard Sale
Additional Info: Pet on Property			

PROPERTY DETAILS

Bedrooms: 3	Bathrms: 3 [Full]	Living Area: 2,758	Pets Allowed:
Unit Descr: Single Family Home	Ext Area:	Pub Rpt#:	Project:
Design:	Schools:	Frontage: Pasture	View: Garden, Ocean Horizon, Pasture, Sunset, Sunrise

Other Sqft (Total): _____ **Garage Area (Total):** _____ **Carport Area (Total):** _____

Remarks:
 A remarkable country retreat in North Kohala with magnificent views of Haleakala and the Hana coast of Maui. The 4.5 acre property features a 2 bedroom 2 bathroom farmhouse of the highest quality of build. The main house is complete with a 2 car garage, wrap around covered lanais on leeward side of home, and a laundry room/walk in pantry. Unique qualities of the home include vaulted ceilings, hand scraped hardwood floors, a built in mango island, and large windows that soak in the view of the farm , the ocean, and the sky. Also included are a whole house dehumidifier system, central air and heat, and double hung Andersen windows that offer natural ventilation when the trade winds blow. The farm features a mature fruit orchard, multiple avocado trees, mac nuts, a garden, and a variety of Hawaiian plants. Gather from your own yard and then bring it back to the well appointed elegant kitchen to make farm to table meals from scratch. The house has solar panels and sustainability is the way of life here. The partially finished basement allows for easy storage of farm equipment. The detached ohana house can be used for family, guests, or as a rental unit, where the property can be enjoyed from the private, covered lanai. Fenced and gated with two ag sheds as well, this private wonderland is ready to enjoy. It is only minutes from downtown Hawi and yet a world away. The country feel of Kohala is on full display with the convenience of paved roads, County water, and nearby stores and restaurants in Hawi and Kapaau. Beaches and hikes are close for the full island experience. Waimea is a mere 30 minutes away on the mountain road, one of the most breathtaking drives on the Big Island. This unique find of a property exemplifies country life at its fullest.

Private Remarks:
 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. County records do not match, Buyer and Buyer agent to conduct their own diligence relating to discrepancies. All permits have been closed according to the County. Survey from 2018 provided. Contact Alethea Lai for all showing requests: 808-989-7861.

Driving Directions:
 Second entrance to Kauhuhu Road towards Kapa`au. Gated property, on your right call for directions. Google maps takes you right there.

UTILITIES/FEATURES

Internet Avail: Satellite

Telephone Avail: Cable, Cell, Land Line	Water: County	Kitchen: Island	
Power: Overhead, Solar/Photovoltaic	TV Avail: Satellite, Cable	Wastewater: Septic	Heating/Cooling: Central
Fencing: Rock/Stone, Wire	Water Feat:	Security:	Pool:
Topography: Fairly Level	Fireplace:	Window Covers: Blinds, Drapes	Appliances: Double Ovens, Disposal, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Washer/Dryer: Dryer, Front Load, Washer			
Other Features: Ceilings-9'+, Ceiling-Vaulted, Exterior Lighting, Landscaped			

FINANCIAL DETAILS

Current Taxes: \$9,807	Price Per Sqft: \$716	Home Exemption Amt: \$0	Spec. Assess.:
Spec. Assess. Amt.:	Assessed Bldg: \$831,600	Assessed Lnd: \$217,300	Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr:	Monthly Assn.:	Monthly Maint.:	Other Fees:
CC&R's: No			

LISTING AGENT

CSB: 2.5	Subagency Offered:	Restrictions: None
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