

**69-1647 PUAKO BEACH DR, #304 Kamuela, HI 96743** | MLS: 622144 Sold | Taxkey: 3-6-9-3-19-23 | Condo



#### LISTING DETAILS

<b>Price:</b> \$510,000	<b>SOLD</b> 1/23/2019 for \$510,000 (CNV) DOM:14 by Jan Nores / Hawaii Life	<b>Sub-Type:</b> Attached	<b>Land Tenure:</b> Fee Simple
<b>Subdivision:</b> PUAKO BEACH LOTS	<b>District:</b> South Kohala	<b>Ownership:</b> CPR	<b>Zoning:</b> V-1.25
<b>Record Sys.:</b> Regular	<b>Disclosure Form:</b> Yes	<b>Land Area:</b>	<b>Flood Zone:</b> AE, AO
<b>Incr/Block:</b>	<b>Lot:</b>	<b>Roads:</b> County, Paved	<b>Easement:</b>
<b>Oceanfront Parcel:</b> No	<b>Parking:</b> Assigned	<b>Year Built:</b> 1974	<b>Sale Type:</b> Standard Sale
<b>Additional Info:</b>			

#### PROPERTY DETAILS

<b>Bedrooms:</b> 3	<b>Bathrms:</b> 2 [Full]	<b>Living Area:</b> 920	<b>Pets Allowed:</b> No
<b>Unit Descr:</b> High Floor Unit, Inside Unit, Single Level	<b>Ext Area:</b>	<b>Pub Rpt#:</b> 430	<b>Project:</b> Puako Beach Apartments
<b>Design:</b> Concrete	<b>Schools:</b>	<b>Frontage:</b>	<b>View:</b> Garden, Mountain, Ocean, Sunset, Sunrise
<b>Other Sqft (Total):</b>	<b>Garage Area (Total):</b>	<b>Carport Area (Total):</b>	

#### Remarks:

Rarely available upper floor condo in the eclectic and sweet Puako Beach Apartments!!

Yes, it has a wonderful view of the ocean and mountains, just open the front door and Ta Da, you will be smitten! The 3 bedrooms have laminate wood floors and the kitchen and baths have tile floors. Vintage sea blue Formica kitchen counter tops and sea life tiles, make the kitchen expansion a happy place to be!

Come add your personal touch and make this your Happy Place, there is no place like Puako!!

The spacious ocean side lanai has a custom Hurricane Shelter, information and instructions included! The owners are willing to leave most furniture and two kayaks and bikes, come play in Puako!

More photos coming soon!!

#### 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 there under. Square footage should be confirmed by an appraisal report. Commission subject to change based on circumstances, ask listing agent for details.

Owners have just received notification that there will be a special assessment for plumbing upgrades, but the amount is unknown at this time, Buyer to do their own due diligence. Sellers need to have occupancy until 1/31/19.

#### Driving Directions:

Puako Beach Drive, mauka side, just before the General store

#### UTILITIES/FEATURES

<b>Internet Avail:</b> Cable	<b>Telephone Avail:</b> Cell, Land Line	<b>Water:</b> Private	<b>Kitchen:</b> Eat in Nook, Island
<b>Power:</b> Overhead	<b>TV Avail:</b> Cable	<b>Wastewater:</b> Other (remarks)	<b>Heating/Cooling:</b> None
<b>Fencing:</b>	<b>Water Feat:</b>	<b>Security:</b>	<b>Pool:</b> Concrete/Gunite, In Ground, Outdoor, Shared
<b>Topography:</b>	<b>Fireplace:</b>	<b>Window Covers:</b> Curtains	<b>Appliances:</b> Double Ovens, Disposal, Refrigerator, Range/Oven, Range Hood
<b>Washer/Dryer:</b> Stacked Washer/Dryer			

**Other Features:** Elevator, Exterior Lighting, Landscaped, Sprinkler System-Lawn, Storage Area

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**FINANCIAL DETAILS**

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<b>Current Taxes:</b> \$793	<b>Price Per Sqft:</b> \$554	<b>Home Exemption Amt:</b> \$157,200	<b>Spec. Assess.:</b> Pending
<b>Spec. Assess. Amt.:</b> \$0	<b>Assessed Bldg:</b> \$265,700	<b>Assessed Lnd:</b> \$20,500	<b>Terms Accept.:</b> 1031 Exchange, Cash, Conventional
<b>Road Maint/Yr:</b> <b>CC&amp;R's:</b> Yes	<b>Monthly Assn.:</b> \$0.00	<b>Monthly Maint.:</b> \$734.72	<b>Other Fees:</b> \$0.00

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**LISTING AGENT**

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<b>CSB:</b> 2.5+GET	<b>Subagency Offered:</b> No	<b>Restrictions:</b> Variable Rate Comm
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**LISTING AGENT AND OFFICE**

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	<b>Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>	<b>HISID</b>
Listor	<u>Jan Nores</u> RS-64842	808-895-5445	888-724-2390	jan@hawaiilife.com	64842
<b>Office</b>	Hawaii Life RB-19928	800-667-5028			1267
<b>Address</b>	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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