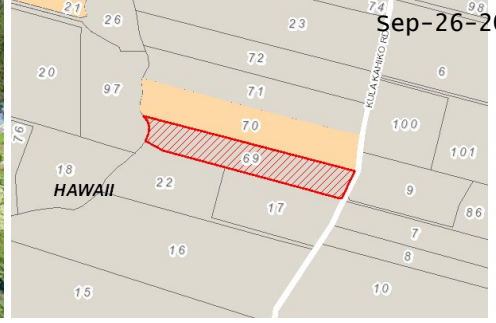


DS
AFH
Sep-26-2021

44-3200 KULA KAHIKO RD Honokaa, HI 96727 | MLS: 652535 Active | Taxkey: 3-4-4-11-69 | Residential



Listing Details

Price: \$790,000	Active DOM: 18	Sub-Type: Attached	Land Tenure: Fee Simple
Subdivision: KAAPAHU HOMESTEADS	District: Hamakua	Ownership: Full	Zoning: A - 5 A
Record Sys.:	Disclosure Form: Yes	Land Area: 5.81 ac	Flood Zone: X
Incr/Block:	Lot: 3	Roads: County, Paved	Easement:
Oceanfront Parcel: No	Parking: Attached	Year Built: 2000	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 3	Bathrms: 2 [Full], 1 [3Qtr]	Living Area: 1,760	Pets Allowed:
Unit Descr:	Ext Area:	Pub Rpt#:	Project:
Design:	Schools:	Frontage:	View:
Other Sqft (Total): 816	Garage Area (Total): 896	Carport Area (Total):	

Remarks:
This is a rare opportunity to own a beautiful 5+ acres Hamakua property on the slopes of Mauna Kea in upper Kalopa. The property has an open concept kitchen, living room and dining room. Large den and an enclosed lanai that was previously used as a sewing room. Master suite with walk in closet and private ensuite bathroom. Includes two additional guest bedrooms and bathroom with a large 2 car garage. On the opposite side of the garage is an enclosed sunroom "man cave", work shop and office. At the back of the house there is a large screened in green house to grow a variety of plants. There are numerous fruit trees and an abundance of Mac Nut trees that could be income producing if desired. Property has county electric, county water, Hawaiian Telcom internet and satellite TV.

Located within 10 minutes of Honokaa town and 20 minutes to Waimea, enjoy the ease of grocery shopping, dining, post office, banks, hospitals, and entertainment. If you ever wanted a private home setting where you can enjoy the best of country life - look no further!

Private Remarks:
Call Hilary (808) 640-0495 or email hilary@hawaiiilife.com for showing requests. Please allow 24 hour notice to show, listing agent must be present for all showings.

Please use Title Guaranty Kamuela for escrow.

Bathroom count does not match county tax records. Sewing room and sunroom enclosed without a permit
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.

Driving Directions:
From Honokaa go east on Hwy 19 turn mauka at Kalopa State Park sign onto Kalopa Rd between mm 39 and 40. After wooden bridge turn left onto Apelanama Rd. head up about 1/4 mile and turn left over wooden bridge onto Kaapahu Rd. Turn right onto Kula Kahiko Rd. Property is about 1/4 mile up on the right marked with a blue Hawaii Life sign.

Utilities/Features

Internet Avail: DSL	Telephone Avail: Land Line	Water: County	Kitchen:
Power: Underground	TV Avail: Satellite	Wastewater: Cesspool	Heating/Cooling:
Fencing:	Water Feat:	Security:	Pool:
Topography:	Fireplace:	Window Covers: None	Appliances: Dishwasher, Freezer, Microwave, Refrigerator, Range/Oven, Other (remarks)
Washer/Dryer: Dryer, Washer			

Financial Details

Current Taxes: \$1,759	Price Per Sqft: \$449	Home Exemption Amt: \$172,000	Spec. Assess.:
Spec. Assess. Amt.:	Assessed Bldg: \$343,000	Assessed Lnd: \$17,200	Terms Accept.: 1031 Exchange, Cash, Conventional, FHA, USDA-Rural Dev, VA
Road Maint/Yr: CC&R's: No	Monthly Assn.:	Monthly Maint.:	Other Fees:

Listing Agent

CSB: 3	Subagency Offered:	Restrictions: Variable Rate Comm
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Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Hilary A Millar (R(B)) RB-22747	808-640-0495		hilary@hawaiilife.com	75577
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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