

69-1716 PUAKO BEACH DR Kamuela, HI 96743 | MLS: 629295 Sold | Taxkey: 3-6-9-4-17 | Residential**LISTING DETAILS**

Price: \$3,499,000	SOLD 7/15/2020 for \$3,500,000 (CNV) DOM:265 by Brodie M Callender / Keller Williams Realty Maui	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: PUAKO BEACH LOTS	District: South Kohala	Ownership: Full	Zoning: RS-10
Record Sys.: Regular	Disclosure Form: Yes	Land Area: 12,917 sqft	Flood Zone: AO, VE
Incr/Block:	Lot: 59	Roads: County, Paved	Easement: Beach Access, Electric
Oceanfront Parcel: No	Parking: Attached, Other (remarks)	Year Built: 1989	Sale Type: Standard Sale

Additional Info:**PROPERTY DETAILS**

Bedrooms: 3	Bathrms: 3 [Full], 1 [Half]	Living Area: 3,188	Pets Allowed: Yes
Unit Descr: Single Family Home	Ext Area: 1,360	Pub Rpt#:	Project:
Design: Brick, Concrete, Double Wall, Wood Frame	Schools:	Frontage: Almost Oceanfront, Rocky Beach, Road/Street, Sandy Beach, Other (remarks)	View: Coastline, Ocean, Ocean Horizon, Other (remarks), Sunset
Garage Area (Total): 610	Carport Area (Total):		Other Sqft (Total): 175

Remarks:

BACK UP OFFERS ENCOURAGED!

Vladimir Ossipoff designed this Mid Century Modern Hawaiian Asian fusion style home for his great friend, a beautiful collaboration, built with Aloha and Integrity, first time offering!!

Perfectly sited on the shoreline of Puako Beach, landscaped with swaying palms, it is the quintessential Tropical paradise, designed for casual living!

Currently a Vacation Rental, the property is also an income generator, should you desire to continue the business. Sellers have received their STVR for the new Bill 108 County Vacation rental license!!!!

44 Puako has been owned by this Kama'aina Family for over 50 years, lovingly lived in and cared for, the joy will surround you as enter through the front door! Swimmers and ocean enthusiast have resided here for 4 generations, truly designed for family living!

The front side on Puako Beach Dr. is gated and walled, creating a perfect sense of privacy, with tons of parking and a two car garage! The 75 foot lap pool and gazebo covered spa, add to the Private Island Resort ambiance~

Beautiful inlaid Oak floors, solid white pine paneling, gracious lanai, 3 bedrooms, 3.5 baths, plus a den, 2 small offices and a beautiful open dining room!

Hobby/workshop/ craft room & 3rd bathroom are attached to the garage.....with endless possibilities~

The kitchen has beautiful Silestone counters and flows to the ocean front lanai, for outdoor dining and entertaining. The lanai and deck area is over 1100 sq. ft, partly covered, so perfect for all your gatherings~

There is the coolest grill in the kitchen, which has been used for many a family meal, certainly adds to the fun in this home~

There is nothing like Puako, Hawaii's best kept secret, 3.5 miles of shoreline, fabulous diving, swimming, surfing, snorkeling, paddle boarding, boating and sunsets every night!!

A tour of this property is worth a 1,000 words~

Here's your new backyard, Ta Da!

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.

Sellers designate Nicole Yasuda, First American Title, Kapiolani Branch for Escrow, they have done the Title work for the Property

Driving Directions:

Puako Beach Dr, mid way, Ocean front, makai side, walled and gated, look for #44 on the wall placard

UTILITIES/FEATURES

Internet Avail: Cable	Telephone Avail: Cable, Cell	Water: County, Municipal, Meter Installed, Other (remarks)	Kitchen: Island, Pantry
Power: Overhead	TV Avail: Cable	Wastewater: Cesspool	Heating/Cooling:
Fencing: Concrete, Rock/Stone, Stucco/masonry	Water Feat:	Security: Parking, Other (remarks)	Pool: Concrete/Gunite, In Ground, Outdoor, Pool Equip, Spa/Hot Tub, Other (remarks)
Topography: Level	Fireplace:	Window Covers: Blinds	Appliances: Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven, Other (remarks)
Washer/Dryer: Dryer, Washer			
Other Features: Built-in-Book Shelves, BBQ/Cooking Pit, Ceiling-Cathedral, Exterior Lighting, Gazebo, Landscaped, Sprinkler System-Lawn, Office, Storage Area, Other (remarks), Bar-Wet			

FINANCIAL DETAILS

Current Taxes: \$33,942	Price Per Sqft: \$1,098	Home Exemption Amt: \$0	Spec. Assess.:
Spec. Assess. Amt.:	Assessed Bldg: \$638,100	Assessed Lnd: \$2,143,300	Terms Accept.: Cash, Conventional
Road Maint/Yr:	Monthly Assn.: \$0.00	Monthly Maint.: \$0.00	Other Fees: \$0.00
CC&R's: No			

LISTING AGENT

CSB: 3	Subagency Offered: No	Restrictions: Variable Rate Comm
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LISTING AGENT AND OFFICE

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Listor	Jan Nores RS-64842	808-895-5445	888-724-2390	jan@hawaiilife.com	64842
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