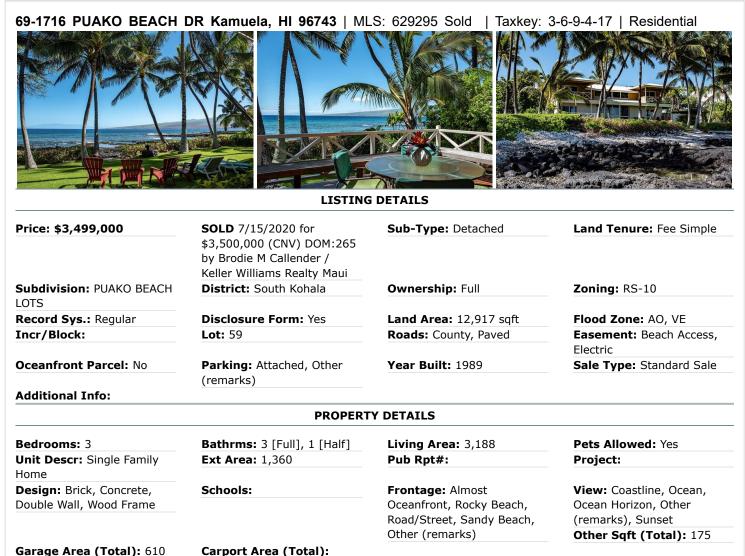
11/27/2020



Garage Area (Total): 610 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

11/27/2020

https://reserver1.hawaiiinformation.com/REsearch6/Sites/HIS/Areas/SearchHIS/ASP/Results/Search_MLS.asp?SID=REsearchDetail&D...

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

		UTILITIE	S/FEATURES			
Internet Avail: Cable		Telephone Avail: Cable, Cell	Water: County, Municipal, Meter Installed, Other (remarks)		Kitchen: Island, Pantry	
Power: Overhead Fencing: Concrete, Rock/Stone, Stucco/masonry Topography: Level Washer/Dryer: Dryer, Washer		TV Avail: Cable Water Feat:	Wastewater: Cesspool Security: Parking, Other (remarks) Window Covers: Blinds		Heating/Cooling: Pool: Concrete/Gunite, In Ground, Outdoor, Pool Equi Spa/Hot Tub, Other (remarks) Appliances: Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven, Other (remarks)	
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: CC&R's: No		Monthly Assn.: \$0.00	Monthly Maint.: \$0.00		Other Fees: \$0.00	
		LISTI	NG AGENT			
CSB: 3		Subagency Offered: No	Restrictions: Variable Rate Comm			
		LISTING AGE	ENT AND OFFICE			
Listor Office Address	Name Jan Nores RS-648 Hawaii Life RB-19 5-4280 Kuhio Hwy		Fax 888-724-2390	Email jan@hav	vaiilife.com	HISID 64842 1267

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