

69-1928 PUAKO BEACH DR Kamuela, HI 96743 | MLS: 644408 Active | Taxkey: 3-6-9-6-14 | Residential



LISTING DETAILS

Price: \$4,500,000	Active DOM:8	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: PUAKO BEACH LOTS	District: South Kohala	Ownership: Full	Zoning: RS-10
Record Sys.: Regular	Disclosure Form: No	Land Area: 14,000 sqft	Flood Zone: VE
Incr/Block:	Lot: 14	Roads: County, Paved	Easement:
Oceanfront Parcel: No	Parking: Unassigned	Year Built: 1957	Sale Type: Standard Sale
Additional Info: Listor Owner			

PROPERTY DETAILS

Bedrooms: 2	Bathrms: 1 [Full], 1 [3Qtr]	Living Area: 900	Pets Allowed: No
Unit Descr: High Floor Unit, Single Family Home, Single Level	Ext Area:	Pub Rpt#:	Project:
Design: Single Wall/Dbl Board	Schools:	Frontage: Almost Oceanfront, Rocky Beach, Sandy Beach	View: Ocean, Ocean Horizon, Sunset
Garage Area (Total):	Carport Area (Total):		Other Sqft (Total): 350

Remarks:

Puako Oceanfront. A charming beach house that reminds us of old Hawaii. There is a rock deck on the ocean side that looks over tide pools, reefs and turtles basking in the sun. Easy entry into Puako's blue ocean water. The lot direction is southernly, so it gives year around sunsets. A golden hour every day is Hale Kai's natural photo filter. You may break the internet posting pictures with the surreal sunset colors seen from the lanai of this property. Beautiful open yard with mature landscaping, plumeria and various other shrubs, hedges and trees. Exceptional vacation rental. Home is being sold with all furniture and items in house. The rock walls have been deemed legally non-conforming by the Planning Department.

Private Remarks:

This is one of the original homes built when Puako was a fishing village. The house was remodeled in 2015 and has a clean and open feel. Planning Department has deemed the existing rock wall built pre-1970 which makes it legally non-conforming. The property is an approved STVR with the County of Hawaii. The property is listed with VRBO and is booked up for the next several months. If you or your clients wish to see property it can be done in between renters. Do not disturb the tenants and please ask for extra time to see property if/when possible. For any questions, please call Charles Ensey at 808-938-9904. Listing agent is the Seller.

Driving Directions:

Driving from Kona to Kawaihae turn off onto Puako Beach Road. Follow the road for approximately two miles. House is on the ocean side (right side) almost at the end of road. If you make it to the Paniau surf spot you have gone too far.

UTILITIES/FEATURES

Internet Avail: Cable	Telephone Avail: Land Line	Water: County	Kitchen: Island
Power: Underground	TV Avail: Satellite, Cable	Wastewater: Cesspool	Heating/Cooling: Window/Wall units
Fencing: Rock/Stone	Water Feat:	Security: None	Pool:
Topography: Fairly Level	Fireplace:	Window Covers:	Appliances: Dishwasher, Electric Cooktop, Microwave Hood, Range/Oven
Washer/Dryer: Dryer, Washer			
Other Features:			

https://reserver4.hawaiiinformation.com/REsearch6/Sites/HIS/Areas/SearchHIS/ASP/Results/Search_MLS.asp?SID=REsearchDetail&DID=MLS&SRC... 1/2

FINANCIAL DETAILS

Current Taxes: \$25,703	Price Per Sqft: \$5,000	Home Exemption Amt: \$0	Spec. Assess.: No
Spec. Assess. Amt.:	Assessed Bldg: \$98,100	Assessed Lnd: \$2,159,500	Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr: \$0.00	Monthly Assn.: \$0.00	Monthly Maint.:	Other Fees:
CC&R's: No			

LISTING AGENT

CSB: 2.5+GET	Subagency Offered: No	Restrictions: None
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