

**69-1719 PUAKO BEACH DR Kamuela, HI 96743** | MLS: 650227 Sold | Taxkey: 3-6-9-4-23 | Residential



**LISTING DETAILS**

<b>Price:</b> \$3,000,000	<b>SOLD</b> 8/6/2021 for \$2,750,000 (CASH) DOM:40 by Jan Nores / Hawaii Life	<b>Sub-Type:</b> Detached	<b>Land Tenure:</b> Fee Simple
<b>Subdivision:</b> PUAKO BEACH LOTS	<b>District:</b> South Kohala	<b>Ownership:</b> Full	<b>Zoning:</b> RS-10
<b>Record Sys.:</b>	<b>Disclosure Form:</b> Yes	<b>Land Area:</b> 28,000 sqft	<b>Flood Zone:</b> AO
<b>Incr/Block:</b>	<b>Lot:</b> 100	<b>Roads:</b> Paved	<b>Easement:</b>
<b>Oceanfront Parcel:</b> No	<b>Parking:</b> Detached	<b>Year Built:</b> 2005	<b>Sale Type:</b> Standard Sale
<b>Additional Info:</b>			

**PROPERTY DETAILS**

<b>Bedrooms:</b> 1	<b>Bathrms:</b> 1 [Full]	<b>Living Area:</b> 1,200	<b>Pets Allowed:</b>
<b>Unit Descr:</b>	<b>Ext Area:</b>	<b>Pub Rpt#:</b>	<b>Project:</b>
<b>Design:</b>	<b>Schools:</b>	<b>Frontage:</b>	<b>View:</b> Mountain, Ocean Horizon
<b>Other Sqft (Total):</b>	<b>Garage Area (Total):</b>	<b>Carport Area (Total):</b>	

**Remarks:**

What an opportunity to own two Puako lots side by side. A park-like setting awaits your best beach life. One lot has a large warehouse set up for boating life with a beautifully appointed spacious one-bedroom one-bathroom apartment upstairs. The other lot is undeveloped, you get both to create your family legacy compound. The mountain views are beautiful from the apartment that features Mary Spears art. The oceanfront beach home across the street is also for sale, for anyone looking for a truly unique piece of Puako. Comes with 3-6-9-4-23 and 3-6-9-4-22.

**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 thereunder. Bathroom count doesn't match County records, please confirm any material facts necessary for the sale. Pre-listing inspection, septic inspection, and survey completed.

**Driving Directions:**

Halfway down Puako find this two-lot property.

**UTILITIES/FEATURES**

<b>Internet Avail:</b> Cable, Satellite	<b>Telephone Avail:</b> Cable, Cell, Satellite	<b>Water:</b> County	<b>Kitchen:</b> Island
<b>Power:</b> Overhead	<b>TV Avail:</b> Satellite, Cable	<b>Wastewater:</b> Septic	<b>Heating/Cooling:</b> Air Conditioning, Split/Zoned
<b>Fencing:</b> Wooden	<b>Water Feat:</b>	<b>Security:</b> Security Systems	<b>Pool:</b>
<b>Topography:</b> Fairly Level	<b>Fireplace:</b>	<b>Window Covers:</b> Shutters	<b>Appliances:</b> Dishwasher, Refrigerator, Range/Oven, Range Hood
<b>Washer/Dryer:</b> Dryer, Washer			
<b>Other Features:</b> Sprinkler System-Exterior, Inventory, Landscaped, Sprinkler System-Lawn, Overhead Door, Storage Area			

**FINANCIAL DETAILS**

<b>Current Taxes:</b> \$13,566	<b>Price Per Sqft:</b> \$2,292	<b>Home Exemption Amt:</b> \$0	<b>Spec. Assess.:</b>
<b>Spec. Assess. Amt.:</b>	<b>Assessed Bldg:</b> \$328,400	<b>Assessed Lnd:</b> \$855,400	<b>Terms Accept.:</b> 1031 Exchange, Cash,

**Road Maint/Yr:** \_\_\_\_\_ **Monthly Assn.:** \_\_\_\_\_ **Monthly Maint.:** \_\_\_\_\_ **Other Fees:** \_\_\_\_\_  
**CC&R's:** No

**LISTING AGENT**

**CSB:** 3 **Subagency Offered:** \_\_\_\_\_ **Restrictions:** None

**LISTING AGENT AND OFFICE**

	<b>Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>	<b>HISID</b>
<b>Listor</b>	<u>Megan MacArthur</u> RB-20289	808-895-5748	808-885-5538	mmacarthur@venturesir.com	59259
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<b>Co-Listor</b>	<u>Dodie MacArthur</u> RB-10742	808-885-8885	808-885-5538	dodiemacarthur1@gmail.com	41146
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<b>Co-Listor</b>	<u>Alethea A Lai</u> RS-77144	808-989-7861	808-885-5538	alai@venturesir.com	77144
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