

69-1854 PUAKO BEACH DR Kamuela, HI 96743 | MLS: 640788 Sold | Taxkey: 3-6-9-5-7 | Residential**LISTING DETAILS**

Price: \$2,925,000	SOLD 9/24/2020 for \$2,825,000 (CNV) DOM:2 by Danielle McKim / Better Homes and Gardens Real Estate Island Lifestyle	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: PUAKO BEACH LOTS	District: South Kohala	Ownership: Full	Zoning: RS-10
Record Sys.:	Disclosure Form: Yes	Land Area: 12,437 sqft	Flood Zone: AE, VE
Incr/Block:	Lot:	Roads: County, Paved	Easement: Other (remarks)
Oceanfront Parcel: No	Parking: Attached	Year Built: 1975	Sale Type: Standard Sale
Additional Info:			

PROPERTY DETAILS

Bedrooms: 3	Bathrms: 2 [Full]	Living Area: 1,835	Pets Allowed: Yes
Unit Descr: Single Family Home, Single Level	Ext Area: 292	Pub Rpt#:	Project:
Design: Double Wall, Wood Frame	Schools:	Frontage: Almost Oceanfront, Rocky Beach, Sandy Beach	View: Coastline, Mountain, Ocean, Ocean Horizon, Sunset
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total): 360	

Remarks:

Remarkable oceanfront property in good condition, ready for your update! The best long sandy beach and amazing tide pools in Puako Beach!

First time ever on the market, it is a solid vacation rental with the Short term Vacation Rental License in place. The high vaulted ceilings and spacious rooms are just waiting for your creative touch!

Best buy in Puako, hurry, it is going to go quickly!

Features:

Whole house exhaust Fan, helps to keep it cool!
Bamboo fencing for privacy

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. Square footage should be confirmed by an appraisal report. Commission subject to change based on circumstances, ask listing agent for details.

BACK UP OFFERS ENCOURAGED`

Trustee is a Licensed Realtor in Hawaii

Shoreline and K-2 Survey are completed and available upon accepted offer. 55 Year lease on easement has been paid in full.

Please use TG Kamuela for Title and escrow

Furnishings and potted plants are by others and will be sold on a private bill of sale outside of escrow

Driving Directions:

Puako Beach Dr. oceanfront 3 miles down from Queen K

UTILITIES/FEATURES

Internet Avail: Cable

Telephone Avail: Cable, Cell, Land Line	Water: County	Kitchen: Eat in Nook, Pantry	
Power: Overhead	TV Avail: Cable	Wastewater: Cesspool	Heating/Cooling: Other (remarks)
Fencing: Chain Link, Rock/Stone, Other (remarks), Wooden	Water Feat: Pond, Other (remarks)	Security:	Pool:
Topography: Fairly Level	Fireplace:	Window Covers: Blinds, Curtains, Drapes	Appliances: Double Ovens, Electric Cooktop, Microwave, Refrigerator, Range Hood

Washer/Dryer: Other (remarks), Washer

Other Features: Ceiling-Vaulted, Exterior Lighting, Landscaped, Raised Floor, Storage Area, Smoke/Heat Detector, Other (remarks)

FINANCIAL DETAILS

Current Taxes: \$26,375	Price Per Sqft: \$1,540	Home Exemption Amt: \$0	Spec. Assess.:
Spec. Assess. Amt.:	Assessed Bldg: \$269,800	Assessed Lnd: \$2,150,300	Terms Accept.: Cash, Conventional
Road Maint/Yr:	Monthly Assn.:	Monthly Maint.:	Other Fees:

CC&R's: No

LISTING AGENT

CSB: 3.0 **Subagency Offered:** No **Restrictions:** Other

LISTING AGENT AND OFFICE

	Name	Phone	Fax	Email	HISID
Listor	<u>Jan Nores</u> RS-64842	808-895-5445	888-724-2390	jan@hawaiilife.com	64842
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