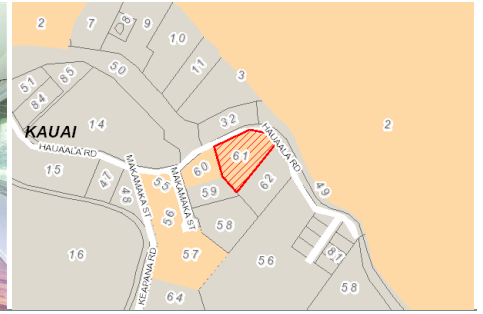


5691-A HAUAALA RD, #2 Kapaa, HI 96746 | MLS: 650673 Active | Taxkey: 4-4-6-9-61-2 | Residential



LISTING DETAILS

Price: \$962,500	Active DOM:0	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: KAPAHI ACRES	District: Kawaihau	Ownership: CPR	Zoning: A
Record Sys.: Regular	Disclosure Form: No	Land Area: 1.44 ac	Flood Zone: AE, X
Incr/Block:	Lot: 2	Roads: County	Easement: Ingress/Egress
Oceanfront Parcel: No	Parking: Covered	Year Built: 2007	Sale Type: REO/Lender
Additional Info:			

PROPERTY DETAILS

Bedrooms: 5	Bathrms: 3 [Full]	Living Area: 2,716	Pets Allowed:
Unit Descr:	Ext Area:	Pub Rpt#:	Project: MAKAALOHILOHI
Design: Double Wall	Schools:	Frontage:	View: Garden
Other Sqft (Total):	Garage Area (Total):	Carpport Area (Total):	

Remarks:

A 5 bedroom /3 bath home located in a private setting featuring 3 covered decks, vaulted ceilings, granite counters, an open floor plan, and covered parking. The house has 3 bedrooms 2 bath floor plan upstairs with 2 bedrooms /office type rooms downstairs as well as a bath and bar area. Upstairs has a wonderful 821 square foot deck to enjoy the country views. The 1.44 acre property is located in the area known as "Keapana" across the Kealia stream. Part of the property is in the AE flood zone because of its proximity to the Kealia stream. Attached is the FHAT report. A short drive to, schools, Kapaa town & beaches. Unit 2 of a 2 unit CPR. Sold As-Is. The property is in the process of being converted from 514A to 514B condo. Closing will be after the completion of the conversion or unit 1 will be up for sale soon and a combination sale will not be subject to such rules. The house is on a septic tank system. As you enter the driveway turn left at the beautiful shady pink Persian Albizia silk tree. By appointment only. Sold AS IS.

Private Remarks:

Showings are through Showingtime only. No exceptions. Click Showingtime icon to the right of the camera icon. Some Areas on the first floor are most likely un-permitted. Permitted square footage on permit is 2584 sq.ft. Appraisers report is 3096 square feet. See attached USMS addendum to be part of any contract.

Driving Directions:

Off HI-56 turn onto Kauaihau Rd., after approx. 0.9 mi turn right onto Hauaala Rd. The home is located approx. 1.2 mi up Hauaala Rd. on the left side.

UTILITIES/FEATURES

Internet Avail: Cable	Telephone Avail: Cable	Water: Municipal	Kitchen: Island
Power: Overhead	TV Avail: Cable	Wastewater: Septic	Heating/Cooling: None
Fencing:	Water Feat:	Security:	Pool:
Topography: Fairly Level, Gentle Slope	Fireplace:	Window Covers:	Appliances: None
Washer/Dryer:			
Other Features: Ceiling-Vaulted			

FINANCIAL DETAILS

Current Taxes: \$5,822	Price Per Sqft: \$354	Home Exemption Amt: \$0	Spec. Assess.:
Spec. Assess. Amt.:	Total Assessed Value: \$988,300		Terms Accept.: Cash, Conventional
Road Maint/Yr:	Monthly Assn.:	Monthly Maint.:	Other Fees:
CC&R's: No			

LISTING AGENT

CSB: 2.25%	Subagency Offered: No	Restrictions: None
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LISTING AGENT AND OFFICE

	Name	Phone	Fax	Email	HISID
Listor	Julie A. Black (DR) RB-14203	808-652-6174	808-822-5218	kauaidreams97@gmail.com	7434
Office	Kauai Dreams Realty RB-14203	808-822-7774	808-822-5218		6205
Address	1435 Kuhio Hwy., Ste. 2 Kapaa, HI 96746				

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