

72-111 PAHINAHINA PL Kailua-Kona, HI 96740

| MLS: 657148 Sold | Taxkey: 3-7-2-31-1 | Land



## Listing Details

Price: **\$35,000,000**

**SOLD** 4/8/2022 for  
\$33,750,000  
(CASH) DOM: 55  
by [Ben Garner](#) / Kukio  
Properties

Sub-Type: Vacant

Land Tenure: Fee Simple

Subdivision:  
KUKIO/KAUPULEHU LOT 4 - A  
INCR 1 PH 1

District: North Kona

Ownership: Full

Zoning: P D

Record Sys.: Regular

Disclosure Form: Yes

Land Area: 3.64 ac

Flood Zone: X

Incr/Block: Phase 1

Lot: 1 A

Roads: Private, Paved

Easement: None

Oceanfront Parcel: No

Parking:

Sale Type: Standard Sale

Additional Info:

## Property Details

Schools:

Frontage: Almost Oceanfront,  
Rocky Beach, Other (remarks)View: Coastline, Mountain,  
Ocean, Ocean Horizon, Sunset,  
Sunrise

Ag Dedicated: No

Structures: No

Lot Description: Clear

Remarks:

Kaupulehu Phase I, Lots 1A. This rarely available direct oceanfront parcel is located within the newest development community associated with Kukio. Lot 1A is an expanded consolidated parcel with a combined total of 3.64 acres.

This unique real estate opportunity offers a buyer the possibilities to purchase an expanded direct oceanfront parcel, which includes approved architectural building plans for a 9 bedroom main residence, garage, two-story residence with site walls, pool and water features. The plans, by Paul McClean of McClean Design Inc., reflect 18,590 sq. ft. of interior living space and a total of 29,235 sq. ft. This level, graded-to-pad lot is ready to build. In addition to the panoramic ocean and year-round sunset views, the property has unobstructed, majestic mountain views to the east, and is perfectly suited to capture cooling ocean breezes.

The property is situated near the spacious Kaupulehu Beach Club amenities, including a double-tier swimming pool, dining lanai, bar and large events lawn. A pathway from the Club leads to a black sand beach. By invitation only, buyers have an opportunity to apply for a membership at the Kukio Golf and Beach Club.

Located within Kaupulehu's Development, just north of the Four Seasons Hualalai Resort and Kona Village on the renowned Kona Coast. It is one of Hawaii's most exclusive oceanfront luxury residential communities on the Island. Featuring magnificent estate sites with fewer than 20 direct oceanfront lots, Kaupulehu's dramatic, natural beauty is rich in Hawaiian history.

Private Remarks:

To schedule a tour of the property, please contact Carrie Nicholson at 808-896-9749 or [carrie@hawaiiilife.com](mailto:carrie@hawaiiilife.com)

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.

Driving Directions:

Contact Listing Agent

## Utilities/Features

Internet Avail: Cable

Telephone Avail: Cable, Cell

Water: Private, Wells

Kitchen:

Power: Underground

TV Avail: Cable

Wastewater: Sewer-Not

Connected

### Financial Details

<b>Current Taxes:</b> \$189,020	<b>Price Per Sqft:</b> \$213	<b>Spec. Assess.:</b>	<b>Spec. Assess. Amt.:</b>
<b>Assessed Bldg:</b> \$0	<b>Assessed Lnd:</b> \$14,266,200	<b>Terms Accept.:</b> 1031 Exchange, Cash, Conventional	<b>Road Maint/Yr:</b>
<b>Monthly Assn.:</b> \$1,542.00	<b>Monthly Maint.:</b>	<b>Other Fees:</b>	<b>CC&amp;R's:</b> Yes

### Listing Agent

<b>CSB:</b> 2	<b>Subagency Offered:</b> No	<b>Restrictions:</b> Variable Rate Comm
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### Listing Agent and Office

	<b>Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>	<b>HISID</b>
<b>Listor</b>	<a href="#">Carrie Nicholson</a> RB-19302	808-896-9749	808-443-0026	carrie@hawaiilife.com	59379
<b>Office</b>	Hawaii Life RB-19928	800-667-5028			1267
<b>Address</b>	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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