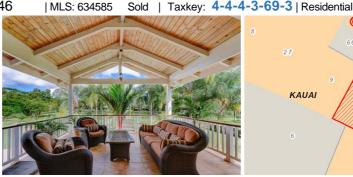
6395 WAIPOULI RD #3 Kapaa, HI 96746





# Listing Details

Price: \$1,595,000

**SOLD** 3/16/2020 for \$1,575,000 (CASH) DOM: 37 by Bryan T K Miyake /

Garden Island Realty LLC

Subdivision: Kapaa Homesteads

Record Sys.: Incr/Block:

Oceanfront Parcel: No

District: Kawaihau

Disclosure Form: Yes

Lot:

Parking: Covered, Attached,

Detached

Additional Info: Pet on Property, Prospects Excluded

Sub-Type: Detached Land Tenure: Fee Simple

Ownership: CPR

Land Area: 2.72 ac

Roads: Graded, Private, Paved

Year Built: 2007

Zoning: A
Flood Zone: X

Easement: Ingress/Egress
Sale Type: Standard Sale

## Property Details

Bedrooms: 5

**Unit Descr:** Single Family Home, Single Level

Dosign: Doub

Design: Double Wall, Loft Space,

Wood Frame

Other Sqft (Total):

Bathrms: 5 [Full], 1 [Half]

Ext Area: 1,870

Schools:

Garage Area (Total): 864

Living Area: 3,844

Pub Rpt#:

Frontage:

Carport Area (Total):

Pets Allowed: Yes
Project: MAHINA AI

View: Forest, Garden, Mountain,

Sunrise, Waterfall

## Remarks: Large 3,3

Large 3,344 square foot 4-bedroom, 4.5-bath home, PLUS a 500-square foot 1-bed, 1-bath guesthouse, PLUS a freestanding 864-square foot garage/workshop and an in-ground swimming pool! The sum-of-the-parts, the quality of the construction and the mature landscape make this an incredible value! Located in a beautiful, private, and serene setting in upper Wailua with fantastic mountain views of Makaleha, Waialeale & Nonou.

## Notable Features Include:

- \* Large Covered Lanais
- \* Air Conditioning in All Bedrooms
- \* Walk-in Closet in Master Suite
- \* Gourmet Chef's Kitchen w/ Pantry
- \* High Vaulted Ceilings
- \* Large Windows & Doors for Excellent Airflow & Natural Lighting
- \* Spacious Office with Adjoining 1/2 Bath
- \* Solar Hot Water
- \* In-Ground, Heated Swimming Pool w/ Waterfall
- \* Spa / Hot Tub
- \* Mature & Manicured Landscape
- \* Fencing
- \* Landscape Irrigation System
- \* 8-Foot Tall, Solid-Core Doors
- \* Ample Storage
- \* Bonus Loft Space

This is a wonderful property and a great place to call home. The bulk of the acreage is predominantly flat and usable with a lush lawn and a number of mature fruit trees including lime, grapefruit, lemon, oranges, banana, avocado, star fruit, longan, lychee, and mango. Take a dip in your backyard pool, enjoy a soak in the hot tub, or play in the yard with kids, pets, and friends. The large covered lanais are perfect for entertaining and relaxing. Come and see for yourself...

# 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 information they deem material or important to their purchase or any offered price there

under. Bedroom count may differ from Public Records. Square footage should be confirmed by an appraisal report or other means. Preferred Escrow/Title Officer - Glenda Matsushima, Title Guaranty Princeville. Please contact Tiffany Spencer, RS at 808-652-5264 or Ben Welborn, RB at 808-639-7978 for showings.

## **Driving Directions:**

Near the top of Waipouli Road. Call Listing Agent.

Internet Avail: Cable, DSL Telephone Avail: Cable, Cell,

Land Line

Fireplace:

TV Avail: Satellite, Cable

Water Feat: Fountain

Wastewater: Septic

Window Covers: Blinds

Water: County

Security:

Heating/Cooling: Air

Kitchen: Island, Pantry

Conditioning

Pool: Concrete/Gunite, Heated, In Ground, Outdoor, Pool Equip,

Plaster, Spa/Hot Tub

Appliances: Compactor, Convection Oven, Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven

Washer/Dryer: Dryer, Front

Power: Other (remarks),

Topography: Fairly Level

Load, Washer

Underground

Fencing: Wire

Other Features: Ceilings-9'+, Built-in-Book Shelves, Ceiling-Vaulted, Exterior Lighting, Landscaped, Sprinkler System-Lawn, Office, Storage

Area, Smoke/Heat Detector

Current Taxes: \$6,917 Price Per Sqft: \$410 Home Exemption Amt: Spec. Assess.: \$180,000

Spec. Assess. Amt.: **Total Assessed Value:** 

Monthly Assn.:

\$1,535,500

Monthly Maint.: \$50.00

Terms Accept.: 1031 Exchange,

Cash, Conventional Other Fees:

Road Maint/Yr: \$600.00 CC&R's: Yes

CSB: 3.0 Subagency Offered: No **Restrictions:** Prospects Excluded, Variable Rate Comm

	Name	Phone	Fax	Email	HISID
Listor	Tiffany K Spencer RS-62202	808-652-5264		tiffany@hawaiilife.com	62202
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				
Co-Listor	Ben M Welborn RB-19358	808-639-7978	866-511-7250	ben@hawaiilife.com	59419
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princev	rille, HI 96722			

This information has been supplied by third parties and has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.