

6395 WAIPOULI RD #3 Kapaa, HI 96746

| MLS: 634585 Sold | Taxkey: **4-4-4-3-69-3** | Residential

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

Sub-Type: Detached

Land Tenure: Fee Simple

Subdivision: Kapaa Homesteads

District: Kawaihau

Ownership: CPR

Zoning: A

Record Sys.:

Disclosure Form: Yes

Land Area: 2.72 ac

Flood Zone: X

Incr/Block:

Lot:

Roads: Graded, Private, Paved

Easement: Ingress/Egress

Oceanfront Parcel: No

Parking: Covered, Attached,
Detached

Year Built: 2007

Sale Type: Standard Sale

Additional Info: Pet on Property, Prospects Excluded

Property Details

Bedrooms: 5

Bathrms: 5 [Full], 1 [Half]

Living Area: 3,844

Pets Allowed: Yes

Unit Descr: Single Family Home,
Single Level

Ext Area: 1,870

Pub Rpt#:

Project: MAHINA AI

Design: Double Wall, Loft Space,
Wood Frame

Schools:

Frontage:

View: Forest, Garden, Mountain,
Sunrise, Waterfall

Other Sqft (Total):

Garage Area (Total): 864

Carport Area (Total):

Remarks:

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.

Utilities/Features

Internet Avail: Cable, DSL	Telephone Avail: Cable, Cell, Land Line	Water: County	Kitchen: Island, Pantry
Power: Other (remarks), Underground	TV Avail: Satellite, Cable	Wastewater: Septic	Heating/Cooling: Air Conditioning
Fencing: Wire	Water Feat: Fountain	Security:	Pool: Concrete/Gunite, Heated, In Ground, Outdoor, Pool Equip, Plaster, Spa/Hot Tub
Topography: Fairly Level	Fireplace:	Window Covers: Blinds	Appliances: Compactor, Convection Oven, Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven

Washer/Dryer: Dryer, Front Load, Washer

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

Financial Details

Current Taxes: \$6,917	Price Per Sqft: \$410	Home Exemption Amt: \$180,000	Spec. Assess.:
Spec. Assess. Amt.:	Total Assessed Value: \$1,535,500		Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr: \$600.00	Monthly Assn.:	Monthly Maint.: \$50.00	Other Fees:
CC&R's: Yes			

Listing Agent

CSB: 3.0	Subagency Offered: No	Restrictions: Prospects Excluded, Variable Rate Comm
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Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Tiffany K Spencer RS-62202	808-652-5264		tiffany@hawaiiilife.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@hawaiiilife.com	59419
Office	Hawaii Life RB-19928	800-667-5028			1267
Address	5-4280 Kuhio Hwy., #G203 Princeville, HI 96722				

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