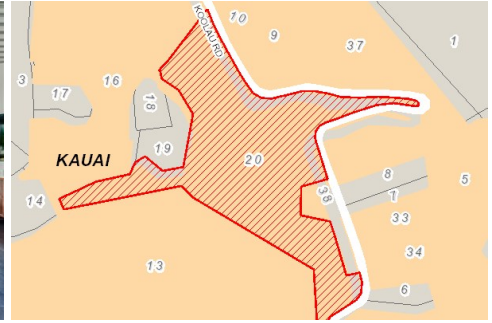


6875-C KOOLAU RD, #5 Anahola, HI 96703 | MLS: 633167 Sold | Taxkey: **4-4-9-11-20-5** | Residential



Listing Details

Price: \$1,295,000	SOLD 4/16/2020 for \$1,237,500 (CNV, PMM) DOM: 102 by Lauren Pingree / Hawaii Life	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: Moloaa & Kaapuna Hui Lands	District: Kawaihau	Ownership: CPR	Zoning: O
Record Sys.: Regular	Disclosure Form: Yes	Land Area: 3.7530 ac	Flood Zone: X
Incr/Block:	Lot:	Roads: County, Paved	Easement: Street Widening
Oceanfront Parcel: No	Parking: Other (remarks)	Year Built: 2002	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 2	Bathrms: 1 [Full], 1 [Half]	Living Area: 1,443	Pets Allowed: Yes
Unit Descr: Single Family Home, Single Level	Ext Area:	Pub Rpt#:	Project: Moloaa Valley Farms
Design:	Schools:	Frontage: Road/Street	View: Forest, Mountain, Sunrise
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total):	

Remarks:
 Contemporary, Crisp, Clean & Simple — this open floor plan dwelling has panoramic views of the Moloaa Valley and the mountains beyond. Light and airy with a great east-facing exposure to take advantage of the fresh tradewinds. Perched high up on a gentle hillside, one feels as if in a treehouse when looking out from the living room or relaxing on the adjoining lanai. The dining room, which is surrounded on three sides by large floor-to-ceiling windows, is a wonderfully peaceful space to start or end each day. The inspired contemporary interior features hardwood floors, white cabinetry, stainless steel countertops, artful light fixtures and thoughtful custom finishes throughout. Located on Koolau Road, just "off the beaten path" yet within close proximity to Moloaa Bay, Larsen's Beach and a number of other hidden gems.

The property features great indoor/outdoor living spaces, a wonderful outdoor shower, a separate art-space / office / workshop on the lower level, multiple covered lanais, a deep walk-in pantry, and a variety of fruit trees including mango, lime, grapefruit, orange, noni, coconut, passion fruit, avocado, guava and loquat. The property also allows for the construction of a guesthouse with multiple locations to choose from.

Moloaa on Kauai's northeast coast is considered by many to be the gateway to the North Shore. Set near the coastline, and away from the mountains, the micro-climate is considerably sunnier and drier than other locations further north. A short 10-minute drive gets you to Kilauea town or 15 minutes in the other direction brings you to Kapaa.

Wonderfully private with ample acreage for gardening and growing things. If views are on your wish list, then this home is not to be missed!

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 Ben Welborn, RB at 808-639-7978 or Tiffany Spencer, RS at 808-652-5264 for showings.

Driving Directions:

Koolau Road — Call for Directions

Utilities/Features

Internet Avail: Cable, DSL
Power: Underground
Fencing:
Topography: Gentle Slope, Terraced

Telephone Avail: Cable, Cell
TV Avail: Cable
Water Feat:
Fireplace:

Water: Wells
Wastewater: Septic
Security:
Window Covers:

Kitchen:
Heating/Cooling:
Pool:
Appliances: Disposal, Dishwasher, Refrigerator, Range/Oven

Washer/Dryer: Dryer, Washer

Other Features: Ceilings-9'+, Ceiling-Vaulted

Financial Details

Current Taxes: \$5,636
Spec. Assess. Amt.:

Price Per Sqft: \$858
Total Assessed Value: \$911,800

Home Exemption Amt: \$0

Spec. Assess.:

Road Maint/Yr:
CC&R's: Yes

Monthly Assn.:

Monthly Maint.:

Terms Accept.: 1031 Exchange, Cash, Conventional
Other Fees:

Listing Agent

CSB: 2.5+GET

Subagency Offered: No

Restrictions: Variable Rate Comm

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
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 Princeville, HI 96722				
Co-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				

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