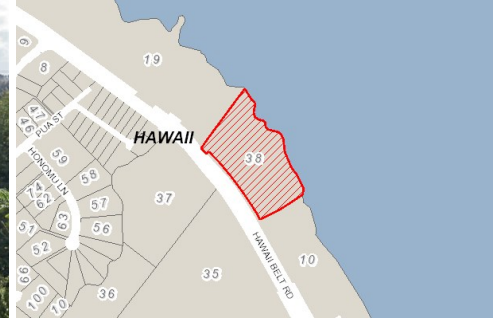


28-3514 HAWAII BELT RD Honomu, HI 96728

| MLS: 623171 Sold | Taxkey: **3-2-8-13-38** | Residential



Listing Details

Price: \$2,900,000	SOLD 7/21/2020 for \$2,900,000 (CNV) DOM: 408 by Ben M Welborn / Hawaii Life	Sub-Type: Detached	Land Tenure: Fee Simple
Subdivision: HONOMU	District: South Hilo	Ownership: Full	Zoning: A - 20A
Record Sys.:	Disclosure Form: Yes	Land Area: 3.41 ac	Flood Zone:
Incr/Block:	Lot:	Roads: County, Major Thoroughfare, Paved, Other (remarks), State	Easement: Cable, Drainage, Driveway, Ingress/Egress, Electric
Oceanfront Parcel: Yes	Parking: Detached, Other (remarks), Unassigned	Year Built: 1993	Sale Type: Standard Sale
Additional Info:			

Property Details

Bedrooms: 13	Bathrms: 10 [Full], 1 [Half]	Living Area: 7,258	Pets Allowed:
Unit Descr:	Ext Area:	Pub Rpt#:	Project:
Design: Double Wall, Remodeled, Wood Frame	Schools:	Frontage: Highway/Freeway, Other (remarks)	View: Bay, Coastline, Garden, Mountain, Ocean, Ocean Horizon, Other (remarks), Sunrise, Waterfall
Other Sqft (Total):	Garage Area (Total):	Carport Area (Total):	

Remarks:
 A most rare 3.40-acre oceanfront residential estate sitting atop a 100-foot cliff is now offered for sale in the Honomu area of the Hamakua Coast on the Big Island of Hawaii. Even more rare is the over 7,200 sqft. of living space, 13 bedrooms and 10.5 bathrooms, huge oceanfront old-fashioned verandas for family, private or public gatherings and with other oceanfront lanais attached to many of the bedroom suites. Ten of the 12 bedrooms face the ocean. One of the bedrooms is currently being used as an office however it feels more like a library with wood shelving throughout; very special. Visions of the Great Gatsby era with lawn tennis, bird-watching, children playing, parties and croquet suit the style and feel of the home. Approximately 13 miles to Hilo; 30 to historic Waimea and two miles to Kolekole State Park and world renown Akaka Falls. Two oceanfront dining areas; one more formal for large gatherings or another as a smaller breakfast room off the huge kitchen. Conventional electricity, private well water with a reliable history, easy access off main highway. Architecturally speaking the property has resonating Plantation, Victorian and Old Hawaii era qualities. A distinctly cultivated palm lined driveway, secluded tropical landscaped grounds, seasonal whale and spinner dolphin watching nearly year-long, this property is ready for the market. Seller has worked 2+ years towards preparing their home for sale: new look including flooring, paint, minimized furniture, expanded maintenance to all parts of the property and a new nursery in order to present and sale as a large yet traditional single-family residence. Ocean views look to Pohakunanu Bay and locally known surfing sites called "Ladders" and "23 Flats". 2016 appraisal is above the current list price. Currently operating as the Palms Cliff House B&B, Sellers will consider a sale of the business w/an acceptable offer for the real estate or, at an additional cost with a purchase of the real estate.

Private Remarks:
 THIS IS A LUXURY PROPERTY OF THE REBECCA K. COLLECTION. Please DO NOT go on property without an appointment and advise your clients of the same. PLEASE READ ALL PUBLIC AND PRIVATE REMARKS BEFORE ASKING FOR A SHOWING. Call Rebecca Keliihoomalu 808 895 1156 or Stephanie Sites 808 989 8052 to arrange a showing. Buyers must be prequalified and showings are subject to occupancy; allow no less than 72 hrs. List price is for a Single Family Home; Sellers will consider a sale of the business w/an acceptable offer for the real estate or, at an additional cost w/a purchase of the real estate. As a residence the home is being sold unfurnished but some furniture may be conveyed or available For Sale outside Purchase Price. If purchased as a business most all furniture will be included (less art and personal items), including B&B license, bookings, website, business name, 18 yrs. of Good Will, etc. If new owner continues as a business, a new turn lane will be required by the County Highways Div.

Driving Directions:
 This is the Palms Cliff House located on the ocean side of the highway between the 13-14 mile marker. For Sale sign on

Property. PLEASE READ ALL PUBLIC AND PRIVATE REMARKS BEFORE ASKING FOR A SHOWING.

Utilities/Features

Internet Avail: Cable, DSL, Satellite, Wireless

Power: Gas, Underground

Fencing: Rock/Stone, Vinyl, Wire

Topography: Fairly Level, Gentle Slope, Other (remarks), Terraced

Washer/Dryer: Dryer, Washer

Telephone Avail: Cable, Cell, Land Line

TV Avail: Satellite, Cable

Water Feat: Fountain, Waterfall

Fireplace: Gas, Wood Burning

Water: Private, Other (remarks), Wells

Wastewater: Cesspool

Security:

Window Covers: Blinds, Drapes

Kitchen: Eat in Nook, Island, Pantry, Other (remarks)

Heating/Cooling: Individual Cooling

Pool:

Appliances: Disposal, Dishwasher, Freezer, Microwave, Refrigerator, Range/Oven, Range Hood, Other (remarks)

Other Features: Ceilings-9' +, Built-in-Book Shelves, Ceiling-Cathedral, Sprinkler System-Exterior, Exterior Lighting, Inventory, Landscaped, Meeting Room, Office, Recreation Area, Recreation Room, Storage Area, Smoke/Heat Detector, Stained/Leaded Glass, Skylight, Bar-Wet

Financial Details

Current Taxes: \$14,317

Price Per Sqft: \$400

Home Exemption Amt: \$160,000

Spec. Assess.:

Spec. Assess. Amt.:

Assessed Bldg: \$1,484,900

Assessed Lnd: \$173,200

Terms Accept.: Cash, Conventional

Road Maint/Yr:

Monthly Assn.:

Monthly Maint.:

Other Fees:

CC&R's: No

Listing Agent

CSB: 2.5

Subagency Offered: No

Restrictions: None

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Rebecca J. Hirsch-Keliioomaluu RB-19834	808-895-1156	808-443-0152	rebeccak@elitepacific.com	62380
Office	Elite Pacific Properties LLC RB-18825	808-589-2040	808-593-7367		1877
Address	75-5905 Waiolu Road, Suite 9 Kailua-Kona, HI 96740				

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