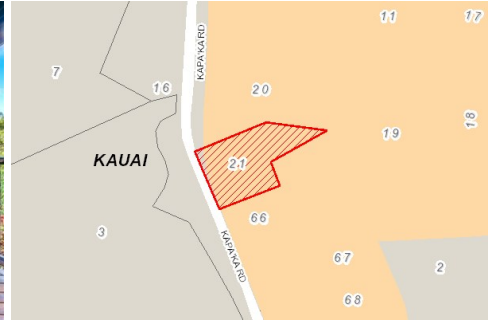


5271-A KAPAKA RD, #B Princeville, HI 96722 | MLS: 623899 Sold | Taxkey: 4-5-3-8-21-2 | Residential



Listing Details

Price: \$1,495,000

SOLD 8/26/2020 for \$1,350,000 (CASH) DOM: 580 by [Harvest Edmonds](#) / Emerald Isle Properties dba Lemurian Gardens, Inc.

Sub-Type: Detached

Land Tenure: Fee Simple

Subdivision: PRINCEVILLE AT HANALEI

District: Hanalei

Ownership: CPR

Zoning: O

Record Sys.: Regular

Disclosure Form: Yes

Land Area: 2.50 ac

Flood Zone:

Incr/Block:

Lot:

Roads: County, Paved

Easement:

Oceanfront Parcel: No

Parking: Covered

Year Built: 1999

Sale Type: Standard Sale

Additional Info:

Property Details

Bedrooms: 3

Bathrms: 3 [Full]

Living Area: 2,248

Pets Allowed:

Unit Descr: Single Family Home

Ext Area:

Pub Rpt#:

Project: BILLS SPACE

Design:

Schools:

Frontage:

View: Mountain, Pasture, Sunset, Waterfall

Other Sqft (Total):

Garage Area (Total):

Carport Area (Total):

Remarks:

Ideally situated on high-ground overlooking Hanalei, this private and expansive 2.5-acre property includes a main residence, detached Agricultural Processing Kitchen, and a swimming pool.

Enjoy mountain and ocean horizon views in all directions from one of three large covered lanais. The 3-bedroom/ 3-bath main residence features open beam ceilings, skylights, and a fireplace. The master bedroom has a newly remodeled bathroom and walk-in shower. Enjoy the large Hot Tub located on the outdoor lanai adjoining the master bedroom. The downstairs of the main dwelling is well separated and includes two more rooms and, a full bath, and a workshop. A pool located next to the main residence is perfect for cooling off on hot summer days.

There is fully permitted and detached Agricultural Processing Kitchen on the property, which the owner currently uses for small food production.

This property is extensively landscaped with a variety of mature, fruit-bearing trees including oranges, lemon, lime, papaya, avocado, lychee and starfruit.

Other important features include:

*Photovoltaic Solar System

*Solar Water

*Fully Fenced with Gate at Entry

Located close to beaches and the outdoor lifestyle the North Shore of Kauai offers. A great property for anyone who wants to grow food and run a small business.

Private Remarks:

Property is tenant occupied. 48 hours notice required. For showings, please call Tiffany Spencer, R(S) 808.652.5264 or Ben Welborn, R(B) 808.639.7978. Listing Agent must be present.

Room count and square footage may differ from Public Records. The information herein may contain inaccuracies and is provided without warranty or guaranty of any kind. Agents and Buyers must independently verify any info which they deem material or important to their purchase of an offered price there under. Square footage should be confirmed by an appraisal report. Preferred escrow and title provider is Glenda Matsushima, Title Guaranty Princeville.

Driving Directions:

Towards the top of Kapaka Rd. within the Princeville Agricultural Subdivision

Utilities/Features

Internet Avail: _____	Telephone Avail: Cable, Cell _____	Water: Private _____	Kitchen: _____
Power: Solar/Photovoltaic, _____ Underground _____	TV Avail: Cable _____	Wastewater: Septic _____	Heating/Cooling: _____
Fencing: _____	Water Feat: _____	Security: Other (remarks) _____	Pool: In Ground, Outdoor, _____ Plastic Lined, Vinyl Lined _____
Topography: Gentle Slope _____	Fireplace: _____	Window Covers: _____	Appliances: Disposal, _____ Dishwasher, Freezer, _____ Microwave, Refrigerator, _____ Range/Oven _____
Washer/Dryer: Dryer, Washer _____			
Other Features: _____			

Financial Details

Current Taxes: \$2,805 _____	Price Per Sqft: \$601 _____	Home Exemption Amt: _____ \$180,000 _____	Spec. Assess.: _____
Spec. Assess. Amt.: _____	Total Assessed Value: _____ \$1,060,600 _____		Terms Accept.: 1031 Exchange, _____ Cash, Conventional _____
Road Maint/Yr: _____	Monthly Assn.: _____	Monthly Maint.: _____	Other Fees: _____
CC&R's: Yes _____			

Listing Agent

CSB: 3.0 _____	Subagency Offered: No _____	Restrictions: None _____
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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				

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