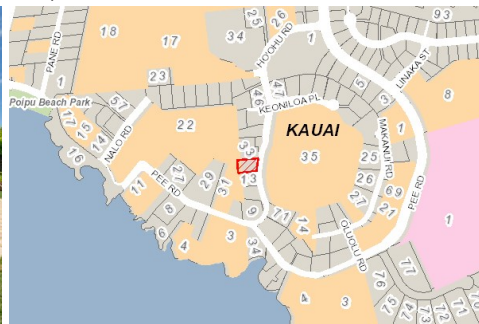


2301 HOOHU ROAD Koloa, HI 96756

| MLS: 652105 Sold | Taxkey: 4-2-8-20-11 | Residential



Listing Details

Price: \$2,980,000

SOLD 10/19/2021 for \$2,700,000 (CNV) DOM: 27 by Ben M Welborn / Hawaii Life by Tiffany K Spencer / Hawaii Life

Sub-Type: Attached

Land Tenure: Fee Simple

Subdivision: WELIWELI HEIGHTS

District: Koloa

Ownership: Full

Zoning: R-4

Record Sys.: Regular

Disclosure Form: Yes

Land Area: 10,078 sqft

Flood Zone: X

Incr/Block:

Lot: B

Roads: County, Paved

Easement: None

Oceanfront Parcel: No

Parking: Covered, Attached

Year Built: 1983

Sale Type: Standard Sale

Additional Info:

Property Details

Bedrooms: 3

Bathrms: 1 [Full], 2 [3Qtr]

Living Area: 2,370

Pets Allowed: Yes

Unit Descr: Single Family Home

Ext Area:

Pub Rpt#:

Project:

Design: Hollow Tile, Remodeled

Schools:

Frontage: Road/Street

View: Bay, Coastline, Mountain, Ocean, Ocean Horizon, Sunset

Other Sqft (Total): 1,146

Garage Area (Total): 577

Carport Area (Total):

Remarks:

You have to see the SPECTACULAR ocean and Poipu coastline views from the very top of the Poipu Crater to truly appreciate them. Sunset views off of Niihau are simply magical.

Rarely do homes of this stature on the western side of the Poipu Crater become available. Located in the "sweet spot" in Poipu within easy walking distance to the famed Brennecke's and Poipu Beaches, you will love entertaining friends and family on the huge lanai overlooking the views. Want to cool off without leaving home? Relax in air conditioned comfort or take a dip in the pool.

Highlights include:

- *Outstanding ocean and coastline views - from interior & lanai
*Split-zone air conditioning
*Solid, split-faced, hollow tile construction
*Tile roof
*High ceilings throughout the main level
*Solid granite counter tops
*Koa cabinetry
*Renovated within the last few years
*Walking distance to beaches, snorkeling & surfing
*Minutes drive to Poipu's restaurants, shopping, fitness centers, golf, tennis/pickleball & hiking
*Formerly a very popular vacation rental home and could be once again.

Check out the video tour and the 3D tour in the film icons.

You may also copy and paste the URL below to view the 3D tour.

https://www.insidemaps.com/app/walkthrough-v2/?projectId=cYldrVCpFn&env=production

Private Remarks:

Property is located within the VDA and was formerly used as a very successful vacation rental. A rental projection by Wailani Kauai is available upon request.

Seller prefers to use Title Guaranty, Koloa Branch.

The home is identified in the County's records as a 3-bedroom home. The pool-level bedroom is noted in the County's records as a finished basement.

Driving Directions:

Traveling East on Poipu Road, turn right on Pe'e Road, right onto Hoohu Road to 2301 Hoohu Road at the top of the Poipu Crater.

Utilities/Features

Internet Avail: Cable	Telephone Avail: Cell	Water: County	Kitchen: Island
Power: Overhead	TV Avail: Cable	Wastewater: Cesspool	Heating/Cooling: Split/Zoned
Fencing: Hollow Tile	Water Feat:	Security:	Pool: Concrete/Gunite, In Ground
Topography: Fairly Level, Terraced	Fireplace:	Window Covers: Blinds	Appliances: Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven
Washer/Dryer: Dryer, Washer			
Other Features: Ceilings-9'+, Landscaped, Sprinkler System-Lawn, Storage Area, Smoke/Heat Detector			

Financial Details

Current Taxes: \$20,899	Price Per Sqft: \$1,139	Home Exemption Amt: \$ 0	Spec. Assess.: No
Spec. Assess. Amt.: \$ 0	Total Assessed Value: \$2,162,100		Terms Accept.: 1031 Exchange, Cash, Conventional
Road Maint/Yr: \$0.00	Monthly Assn.: \$0.00	Monthly Maint.: \$0.00	Other Fees: \$0.00
CC&R's: Yes			

Listing Agent

CSB: 2.5 **Subagency Offered:** No **Restrictions:** None

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Rick Shaw RB-13451	808-639-0774		rickshawkauai@gmail.com	9932
Office	Coldwell Banker Island Properties - Kauai RB-16822	808-742-7561			3046
Address	2360 Kiahuna Plantation Dr. Unit C10 Koloa, HI 96756				
Co-Listor	Shannon French RS-69285	808-639-8116	808-742-7685	shannon.french@islandproperties.com	69285
Office	Coldwell Banker Island Properties - Kauai RB-16822	808-742-7561			3046
Address	2360 Kiahuna Plantation Dr. Unit C10 Koloa, HI 96756				

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