

34-1106 HAWAII BELT RD Ninole, HI 96773

| MLS: 647285 Active | Taxkey: 3-3-4-3-1 | Residential



Mar-12-2021

## Listing Details

**Price:** \$1,725,000**Active DOM:** 19**Sub-Type:** Attached**Land Tenure:** Fee Simple**Subdivision:** WAIKAUMALO - MAULUA HOMESTEADS**District:** North Hilo**Ownership:** Full**Zoning:** A - 20A**Record Sys.:** Regular**Disclosure Form:** Yes**Land Area:** 2.45 ac**Flood Zone:** X**Incr/Block:****Lot:** A**Roads:** Private, Paved, State**Easement:** Electric, Telephone**Oceanfront Parcel:** Yes**Parking:** Attached, Other (remarks)**Year Built:** 2006**Sale Type:** Standard Sale**Additional Info:** Listor Owner

## Property Details

**Bedrooms:** 2**Bathrms:** 2 [Full], 1 [Half]**Living Area:** 2,468**Pets Allowed:****Unit Descr:****Ext Area:****Pub Rpt#:****Project:****Design:** Steel Frame, Stone**Schools:****Frontage:** Stream/Canal, Other (remarks)**View:** Coastline, Ocean, Ocean Horizon, Other (remarks), Sunrise**Other Sqft (Total):****Garage Area (Total):****Carport Area (Total):****Remarks:**

Oceanfront, seclusion, and privacy. 2.45 acres located near the village of Ninole on the Hamakua Coast, Big Island of Hawaii. This architecturally designed contemporary home was created for the outdoor lifestyle of Hawaii. Using unique and high quality materials that will last a lifetime in the tropical Hawaiian climate. The residence consists of two buildings: The main portion of the house consists of a "Chef's" kitchen", dining room, living room/lanai, powder room, office studio/small bedroom. The guest suite has its own private entrance all overlooking the grounds and the ocean. The second building "sleeping house" is connected to the main house via a colonnade/breezeway, consisting of a master bedroom/lanai, large bathroom, large closet, office, and laundry room.

Materials used to create this exceptional home:

- Old growth Burmese teak flooring, baseboards, soffits, column wraps, floating shelves, bathroom countertops and fascia.
- Brazilian soapstone, kitchen countertops, wine bar countertops, office desk and printer station.
- Indonesian Merbau used in the master suite closet cabinetry, bathroom cabinetry and the master suite hall cabinetry and countertop, all interior swing doors and garage doors..
- Chinese sandstone clads the exterior walls of the home.
- Balinese temple stone cladding kitchen wall, snack bar and wine bar.
- Java Ironwood roof shingles, double layer.
- Veneer plaster interior walls and ceiling surfaces.
- Multi panel carriage house style automatic garage doors.
- 10KW PV solar net-metering system.
- Private well.

**Outbuildings:**

- Varco Pruden pre-engineered shop building on slab 30 x 50 x 14.

- Farm dwelling (shack) that may allow a new structure to be built.

**Private Remarks:**

Contact Donna donna@donnaduryea.com, text or call 808 987-4511. Beverly Molfino 808 937-7246 beverly@beverlymolfino.com for a private showing and or further information. Please qualify your clients prior to calling for showing.

One of the Seller's holds an active Hawaii Real Estate License.

Private artwork and purple rug excluded.

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 thereunder.

**Driving Directions:**

From Hilo drive North on Highway 19 to Ninole. Pass through Ninole drive to 20-mile marker. At the end of the guard rail turn Right, drive to second gate, enter through gate.

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## Utilities/Features

<b>Internet Avail:</b> DSL, Wireless	<b>Telephone Avail:</b> Cable, Cell, Land Line	<b>Water:</b> Private, Wells	<b>Kitchen:</b>
<b>Power:</b> Gas, Solar/Photovoltaic, Underground	<b>TV Avail:</b> Satellite	<b>Wastewater:</b> Cesspool	<b>Heating/Cooling:</b>
<b>Fencing:</b>	<b>Water Feat:</b> Other (remarks), Stream, Waterfall	<b>Security:</b>	<b>Pool:</b>
<b>Topography:</b> Graded, Gentle Slope, Other (remarks), Terraced	<b>Fireplace:</b>	<b>Window Covers:</b>	<b>Appliances:</b> Convection Oven, Disposal, Dishwasher, Freezer, Microwave, Refrigerator, Range/Oven, Range Hood, Other (remarks), Wine Cooler
<b>Washer/Dryer:</b>	<b>Other Features:</b> Ceilings-9'+, ADA Accessible, Built-in-Book Shelves, Ceiling-Vaulted		

## Financial Details

<b>Current Taxes:</b> \$6,935	<b>Price Per Sqft:</b> \$699	<b>Home Exemption Amt:</b> \$180,000	<b>Spec. Assess.:</b> No
<b>Spec. Assess. Amt.:</b>	<b>Assessed Bldg:</b> \$785,600	<b>Assessed Lnd:</b> \$241,000	<b>Terms Accept.:</b> 1031 Exchange, Cash, Conventional
<b>Road Maint/Yr:</b>	<b>Monthly Assn.:</b>	<b>Monthly Maint.:</b>	<b>Other Fees:</b>
<b>CC&amp;R's:</b> No			

## Listing Agent

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

## Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	<a href="#">Donna Duryea</a> (R(S)) RS-62459	808-987-4511		donna@theduryeagroup.com	62459
Office	Compass RB-23206	808-913-1637			23206
Address	75 Kupuohi St., #203 Lahaina, HI 96761				
Co-Listor	<a href="#">Beverly L Molfino</a> (R(S)) RS-52569	808-937-7246		beverly@beverlymolfino.com	52569
Office	Compass RB-23206	808-913-1637			23206
Address	75 Kupuohi St., #203 Lahaina, HI 96761				

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