

MLS FULL DETAIL

45-3514 NANALANA KAI ROAD Honokaa, HI

MLS: 650137 Active DOM:131 | **Taxkey: 3-4-5-2-79** | Residential

Listing Details

Price: \$3,495,000	Original Price: \$3,900,000	Price Change: -\$405,000	
Sub-Type: Detached	Land Tenure: Fee Simple	Subdivision: HAINA PALI KAI ESTATES	District: Hamakua
Ownership: Full	Zoning: A-40A	Roads: Private, Paved	Easement: Ingress/Egress
Parking: Covered, Attached	Year Built: 2004 - 2007	Sale Type: Standard Sale	Additional Info:
Listing Date: 5/12/2021			

Property Details

Beds: 9	Baths: 6.01	Living Area: 8,736	Land Area: 16.08 ac
Zoning: A-40A	State Land Use: Ag	Lot #: 3	Possession: Other (remarks)
Record Sys: Regular	Oceanfront: Yes	Flood Zone: V E	Lava Zone: 8

Public Remarks:

TWO HOMES OCEANFRONT 16 ACRE PROPERTY MAKAI of HONOKAA.

1) Makai home of more than 2,100 feet a few hundred feet from the cliff edge. QUIET, QUIET, QUIET. PRIVATE, PRIVATE, PRIVATE. No neighbors - can't see another house. The only sound is the breeze whispering in the Ironwoods, the surf on the rocks. Next to the Ironwood trees and the Vast Pacific is a large level lawn for any type of gathering. The charming, comfortable 4-bedroom, 2-bath home, has an all Koa kitchen and koa interior trim, fireplace in the living room. From the generous wrap-around lanai look across the lawn to the deep blue ocean. Tip-top shape inside and out. A true sanctuary.

2) Mauka Resort-style 6,500sqft Estate within the 16 acres. Big Bedrooms. Big Koa Kitchen. Grand high ceilings. Wide hallways. Big interior courtyard with a large 40 x 30 pool. Huge Ohia posts. Local wood throughout. Lanais. Ocean, coastline, and Maui views.

5 bedrooms. 4.5 baths. 3 fireplaces, separate guest wing facing the courtyard, additional outdoor kitchen, and much more...

See Owners description - attached.

Although functioning and livable as it is this Estate house is in need of repair, a Diamond in need of polishing - and it is worth polishing! Invest 100's of thousands in the Estate and create substantial equity (in its prime (and a softer market) was listed for \$12M, in good condition was recently (2019) assessed at over \$7.4M). A chance to renovate, remodel, and make it your own!

It may be possible to live in the Makai Oceanside house & rent the Grand Estate for hi-end conferences, weddings, exclusive retreats, upscale Vacation Rental, or...? Many possibilities.

With Infrastructure in, you can remodel and make additions so it is exactly what you want and you are years ahead of starting new construction + the high cost of new construction vs solid completed construction.

SELLER IS MOTIVATED and WILL CONSIDER ALL REASONABLE OFFERS.

3 minute VIDEO attached

Rental Information

Rental Use: No	Transient Vac. Rental: No
-----------------------	----------------------------------

Utilities/Features

Structures: Yes	Power: Solar/Photovoltaic, Underground	Easement: Ingress/Egress	Water Features: Other (remarks)
Ag Dedicated: No	Lot Description: Grassy	Setbacks: City and County	Fencing: Wire
Pool Type: In Ground, Outdoor, Spa/Hot Tub	Roads: Private, Paved	Solid Waste Disp: None	Wastewater: Cesspool
	Water: Municipal	Internet Availability: DSL, Satellite	Telephone Availability: Cell, Land Line

TV Availability: Satellite

Topography: Gentle Slope, Hilly

Views: Coastline, Mountain, Ocean, Ocean Horizon, Pasture, Other (remarks), Sunset, Sunrise

Golf Mbrshp: No
of Lots: One
Permits: Closed/Completed

Building Details (1 of 2)

Bedrooms: 5

Full Baths: 4

1/2 Baths: 1

3/4 Baths: 0

1/4 Baths: 0

Liv. Area: 6,560

Year Built: 2007

Building Age: 14

Floor of Unit: 0

Unit Description: Single Family Home

Bldg Type: 2Story

Design: Double Wall

Exterior Finish: Masonry/Stucco

Roofing Type: Steel/Metal

Roofing Design: Hip

Foundation: Concrete Slab

Floor Covering: Hardwood, Stone

of Ceil. Fans Included: 11

Meters: Electric, Water

Other SqFt Type: Lanai/Patio

Oceanfront Unit: Yes

Building Features

Building Features: Ceilings-9'+, Built-in-Book Shelves, Office, Smoke/Heat Detector

Kitchen Features: Island, Other (remarks)

Countertops: Other (remarks)

Appliances: Disposal, Dishwasher, Refrigerator, Range/Oven, Other (remarks), Wine Cooler

Water Heater: Gas, Tankless

Washer/Dryer: Dryer, Washer

Furnished: Fully Furnished

Window Covering: Blinds

Security: Security Systems

Vehicle Storage: Covered, Attached

Construction Information

Year Built: 2007

Building Age: 14

Building Details (2 of 2)

Bedrooms: 4

Full Baths: 2

1/2 Baths: 0

3/4 Baths: 0

1/4 Baths: 0

Liv. Area: 2,176

Year Built: 2004

Building Age: 17

Floor of Unit: 0

Bldg Type: 1Story

Design: Double Wall, Wood Frame

Exterior Finish: Masonry/Stucco, Wood

Roofing Type: Corrugated Iron

Roofing Design: Hip

Foundation: Post and Pier

Floor Covering: Ceramic Tile

Oceanfront Unit: Yes

Building Features

Building Features: Ceiling-Vaulted

Kitchen Features: Island

Appliances: Disposal, Dishwasher, Refrigerator, Range/Oven

Water Heater: Electric

Washer/Dryer: Dryer, Washer

Furnished: Not Furnished

Window Covering: Blinds, Drapes

Vehicle Storage: Covered

Construction Information

Year Built: 2004

Building Age: 17

Financial Details

Current Taxes: \$17,248.00

Price Per Sqft: \$400.07

Home Exemption Amt: \$160,000

Assessed Bldg: \$2,131,800

Assessed Lnd: \$874,600

CC&R's: Yes

Terms Accept.: 1031 Exchange, Cash, Conventional

Seller Financing

Term:

Max. Loan Amt.:

Min. Down:

Interest Rate:



MLS# 650137

Makai House with wrap around deck facing the ocean.



MLS# 650137

View of the vast Pacific Ocean



MLS# 650137

Tranquil, park like grounds above the ocean cliffs



MLS# 650137

Beautiful functional kitchen with Koa wood throughout



MLS# 650137

from the deck the view to the ocean across the maintained lawn



MLS# 650137

another view from the deck to across the pastoral lawn to the ocean. Can not see another house.



MLS# 650137

Big lawn - for gatherings. Weddings, ceremonies. conferences. Very Private. Very Quiet. Makai house above the large lawn



MLS# 650137

Approaching the Maika house. Ocean beyond the home



MLS# 650137

Sunset from the lanai



MLS# 650137

Mauka Estate House on the 16+ acres. Approx. 450' elevation



MLS# 650137

Approximately 9,947 total square feet - 6,440 sqft living area, 1031 sqft covered lanais, 743 sqft of deck area, and 1,248 sqft 4 bay garage



MLS# 650137

Estate house porte-cochère entrance - Koi ponds on either side



MLS# 650137

Grand Entrance with view through the foyer to the courtyard, pool and waterfall



MLS# 650137

Wading pool and waterfall in the courtyard



MLS# 650137

From outside the Master Bedroom over the pool



MLS# 650137

Outside kitchen in the courtyard



MLS# 650137

Living room of "in-Law" suite on Hilo side of courtyard



MLS# 650137

Estate House Living room



MLS# 650137

Kitchen



MLS# 650137

Kitchen with ocean view



MLS# 650137

small Lanai of Kitchen and living room. Sunrise and sunset



MLS# 650137

2 Large Bedrooms on main level



MLS# 650137

2nd large bedroom



MLS# 650137

Master bedroom



MLS# 650137
Master Bedroom with Fireplace



MLS# 650137
Master Bath



MLS# 650137
Lanai off master bedroom



MLS# 650137
2nd story observation office/bedroom



MLS# 650137
SUNRISE over the ocean

While the Data provided here has been produced and processed from sources believed to be reliable, no warranty express or implied is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness thereof and HIS assumes no liability with respect thereto.