

Listors					
Listing Agent Name	Agent ID	Office Name	Office ID	Agent Phone	Office Phone
W Augustuz Elliott	16922	Hamakua Coast Realty, Inc.	11002	808-938-9500	808-938-9500

Listing Basics					
Property Type * <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Condo <input type="checkbox"/> Land <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Business					
Subtype of Listing * <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Farm <input type="checkbox"/> Ohana/ADU - Permitted <input checked="" type="checkbox"/> Ranch <input type="checkbox"/> Under Construction					
Ownership * <input type="checkbox"/> CPR <input type="checkbox"/> Fractional/Shared <input checked="" type="checkbox"/> Full <input type="checkbox"/> Timeshare					
Land Tenure * <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold					
Price * \$3,700,000		Listing Date * 6/16/2024		Expires Date * 9/1/2025	
Taxkey * 3-4-4-5-18		Location 44-67 PAAUHAU ST		District Hamakua	
Increment/ Block#		Project		Subdivision PAAUHAU	
Street Number 44-67		Street Direction		Street * PAAUHAU ST	
Unit(s) #		City * HONOKAA		State * <input checked="" type="checkbox"/> HI	
Zip Code * 96727		Disclosure Form * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		CCRs * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sub-agency offered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Recordation System <input type="checkbox"/> Dual <input type="checkbox"/> Land Court <input type="checkbox"/> Not Recorded <input checked="" type="checkbox"/> Regular					
Sale Type * <input type="checkbox"/> Auction <input type="checkbox"/> Bankruptcy Property <input type="checkbox"/> Pre-Foreclosure <input type="checkbox"/> REO/Lender <input type="checkbox"/> Short Sale <input checked="" type="checkbox"/> Standard Sale					
Current Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant					
Possession * <input checked="" type="checkbox"/> Upon Recordation <input type="checkbox"/> 45 or less <input type="checkbox"/> 45 or more <input type="checkbox"/> Early Occupancy <input type="checkbox"/> Lease Back <input type="checkbox"/> Negotiable <input type="checkbox"/> Specific Date <input type="checkbox"/> Subject to Lease <input type="checkbox"/> Other (remarks)					
Assessed Land Value 901000		Assessed Bldg Value 1806700		Assessed Value * 2707700	
Exempt Amount 190000		Assessment Year 2024			

Listing Details

Listing Details			
In use as Rental? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Notice Given <input type="checkbox"/> Yes <input type="checkbox"/> No	Tenants	Final Lease Expires
In use as Short Term/Vacation Rental? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	VDA(Visitor Destination Area) Zone <input type="checkbox"/> Yes <input type="checkbox"/> No	Non-Conforming Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Minimum Vacation Rental Days
Vacation Rental Remarks <i>up to 100 characters</i>			
Real Estate Agent Interest in Property <input type="checkbox"/> Listor Owner <input type="checkbox"/> Owner Relative of Listing Agent <input type="checkbox"/> Seller has an active/inactive real estate license			
Special Terms <input type="checkbox"/> 1031 Exchange <input type="checkbox"/> Court Approval Required <input type="checkbox"/> Lender Approval Required <input type="checkbox"/> Pending Litigation			
Additional Fees <input type="checkbox"/> Improvement District			
Prospects Excluded <input type="checkbox"/> Prospects Excluded			
Misc <input type="checkbox"/> Leased Equipment <input type="checkbox"/> Mixed Use OK <input type="checkbox"/> Pet on Property			
Limited Service Disclosure <input type="checkbox"/> Accept Offers <input type="checkbox"/> Arrange Showing <input type="checkbox"/> Assist in Closing <input type="checkbox"/> Entry Only Listing <input type="checkbox"/> Limited Service Listing <input type="checkbox"/> Negotiate Contracts			
Showing Instructions <input type="checkbox"/> Same Day Notice <input checked="" type="checkbox"/> 48+ hrs notice <input type="checkbox"/> Overnight Notice <input type="checkbox"/> No Call Necessary <input checked="" type="checkbox"/> Call Listor <input type="checkbox"/> Call Office <input type="checkbox"/> Go and Show <input type="checkbox"/> Pick Up Key <input type="checkbox"/> Electronic Lock Box <input type="checkbox"/> Mechanical Lock Box <input checked="" type="checkbox"/> Listing Agent Must be Present <input type="checkbox"/> Buyer Agent Must Be Present <input checked="" type="checkbox"/> Other (remarks)			

Property Details			
Zoning * A-40A - Agricultural, 40 acres			Public Report Number
Permits <input type="checkbox"/> None <input checked="" type="checkbox"/> Closed/Completed <input type="checkbox"/> Open			
State Land Use <input checked="" type="checkbox"/> Ag <input type="checkbox"/> Conservation <input type="checkbox"/> Rural <input type="checkbox"/> Urban			
Agriculture Dedicated * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Structures <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Golf Membership Available <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Special Management Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Property Details				
Lava Zone				
<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input checked="" type="checkbox"/> 8	<input type="checkbox"/> 9	
Flood Zone				
<input type="checkbox"/> A	<input type="checkbox"/> AE	<input type="checkbox"/> AH	<input type="checkbox"/> AO	<input type="checkbox"/> D
<input type="checkbox"/> V	<input type="checkbox"/> VE	<input checked="" type="checkbox"/> X	<input type="checkbox"/> X500(XS)	
Lot Description - Land				
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Corner	<input type="checkbox"/> Cul de sac	<input type="checkbox"/> Dead End
<input type="checkbox"/> Farm	<input type="checkbox"/> Flag Lot	<input checked="" type="checkbox"/> Grassy	<input type="checkbox"/> Inside	<input type="checkbox"/> Ranch
<input type="checkbox"/> Rim Lot	<input type="checkbox"/> Rocky	<input checked="" type="checkbox"/> Wooded	<input checked="" type="checkbox"/> Other (remarks)	
Topography				
<input type="checkbox"/> Fairly Level	<input checked="" type="checkbox"/> Gentle Slope	<input type="checkbox"/> Graded	<input type="checkbox"/> Hilly	<input type="checkbox"/> Level
<input type="checkbox"/> Rolling Terrain	<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Terraced	<input checked="" type="checkbox"/> Other (remarks)	
Lots				
<input checked="" type="checkbox"/> One	<input type="checkbox"/> Two	<input type="checkbox"/> Three	<input type="checkbox"/> Four or More	<input type="checkbox"/> Subdivide Possible
Oceanfront Parcel	Land Area *	Lot Dimensions-Width	Lot Dimensions-Length	
<input type="checkbox"/> Yes	58.4 ac			
<input checked="" type="checkbox"/> No				
Elevation Low		Elevation High		
Frontage				
<input checked="" type="checkbox"/> Almost Oceanfront	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Highway/Freeway	<input type="checkbox"/> Marina	<input checked="" type="checkbox"/> Pasture
<input type="checkbox"/> Preservation	<input type="checkbox"/> River	<input checked="" type="checkbox"/> Road/Street	<input type="checkbox"/> Rocky Beach	<input type="checkbox"/> Sandy Beach
<input type="checkbox"/> Stream/Canal	<input checked="" type="checkbox"/> Other (remarks)			
View				
<input type="checkbox"/> Bay	<input type="checkbox"/> Canyon	<input type="checkbox"/> Cemetery	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Coastline
<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Garden	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Marina	<input checked="" type="checkbox"/> Mountain
<input checked="" type="checkbox"/> Ocean	<input checked="" type="checkbox"/> Ocean Horizon	<input checked="" type="checkbox"/> Pasture	<input type="checkbox"/> River	<input checked="" type="checkbox"/> Sunrise
<input type="checkbox"/> Sunset	<input type="checkbox"/> Waterfall	<input checked="" type="checkbox"/> Other (remarks)		
Easement				
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Beach Access	<input type="checkbox"/> Cable	<input type="checkbox"/> Drainage	<input type="checkbox"/> Driveway
<input type="checkbox"/> Electric	<input type="checkbox"/> Ingress/Egress	<input type="checkbox"/> Sewer	<input type="checkbox"/> Street Widening	<input type="checkbox"/> Telephone
<input type="checkbox"/> Water	<input type="checkbox"/> Other (remarks)			
Setbacks				
<input type="checkbox"/> None	<input type="checkbox"/> City and County	<input type="checkbox"/> Of Record	<input type="checkbox"/> Special	<input type="checkbox"/> Street Widening
<input type="checkbox"/> Other (remarks)				
Power *				
<input type="checkbox"/> None	<input type="checkbox"/> Gas	<input type="checkbox"/> Overhead	<input type="checkbox"/> Solar/Photovoltaic	<input type="checkbox"/> Spcl Subdv Pwr Policy
<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Other (remarks)			
Water *				
<input type="checkbox"/> None	<input type="checkbox"/> Catchment	<input checked="" type="checkbox"/> County	<input type="checkbox"/> Meter Installed	<input type="checkbox"/> Municipal
<input type="checkbox"/> Private	<input type="checkbox"/> Treatment System	<input type="checkbox"/> Wells	<input checked="" type="checkbox"/> Other (remarks)	

Property Details				
Wastewater *				
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Cesspool	<input type="checkbox"/> Septic	<input type="checkbox"/> Sewer-Connected	<input type="checkbox"/> Sewer-Not Connected
<input type="checkbox"/> Other (remarks)				
Telephone Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cell	<input checked="" type="checkbox"/> Land Line	<input type="checkbox"/> Satellite
TV Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Antenna	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Satellite	<input type="checkbox"/> Other (remarks)
Internet Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Cable	<input type="checkbox"/> Dial up only	<input type="checkbox"/> DSL	<input type="checkbox"/> Fiber-Optic
<input checked="" type="checkbox"/> Satellite	<input type="checkbox"/> T1 and Higher	<input type="checkbox"/> Wireless		
Solid Waste Disposal (Trash) *				
<input checked="" type="checkbox"/> None	<input type="checkbox"/> County-Charge	<input type="checkbox"/> County-No Charge	<input type="checkbox"/> Included with Maintenance Fees	<input type="checkbox"/> Private Contractor
<input type="checkbox"/> Other (remarks)				
Water Features				
<input type="checkbox"/> Fountain	<input type="checkbox"/> Pond	<input type="checkbox"/> Stream	<input type="checkbox"/> Waterfall	<input checked="" type="checkbox"/> Other (remarks)
Roads *				
<input type="checkbox"/> None	<input type="checkbox"/> County	<input type="checkbox"/> Curbs/Gutters	<input checked="" type="checkbox"/> Graded	<input type="checkbox"/> Major Thoroughfare
<input checked="" type="checkbox"/> Paved	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> State	<input type="checkbox"/> Street Lights	<input type="checkbox"/> Unpaved
<input checked="" type="checkbox"/> Other (remarks)				
Fence/Wall				
<input type="checkbox"/> None	<input type="checkbox"/> Chain Link	<input type="checkbox"/> Concrete	<input type="checkbox"/> Electric	<input type="checkbox"/> Full
<input type="checkbox"/> Hollow Tile	<input checked="" type="checkbox"/> Rock/Stone	<input type="checkbox"/> Stucco/masonry	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wire
<input type="checkbox"/> Wooden	<input checked="" type="checkbox"/> Other (remarks)			
Pool Type				
<input type="checkbox"/> Concrete/Gunite	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Heated	<input type="checkbox"/> In Ground	<input type="checkbox"/> Above Ground
<input type="checkbox"/> Indoor	<input type="checkbox"/> Outdoor	<input type="checkbox"/> Plaster	<input type="checkbox"/> Plastic Lined	<input type="checkbox"/> Vinyl Lined
<input type="checkbox"/> Pool Equip	<input type="checkbox"/> Shared	<input type="checkbox"/> Spa/Hot Tub	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (remarks)

Building #1			
Baths Full (Bldg) 4	Baths 1/2 (Bldg) 0	Baths 1/4 (Bldg) 0	Baths 3/4 (Bldg) 0
Bedrooms (Bldg) 4	Living Area (Bldg) 4,527 sqft	Exterior Area (Bldg)	Other Square Footage (Bldg)
Other Square Footage Type			
<input type="checkbox"/> ADU	<input type="checkbox"/> Barn	<input type="checkbox"/> Deck	<input type="checkbox"/> Greenhouse
<input type="checkbox"/> Lanai/Patio	<input type="checkbox"/> Storage	<input type="checkbox"/> Other (remarks)	
Year Built (Bldg) 2000	Remodel Year 2020	Effective Age 1	
Building Type (Bldg)			
<input checked="" type="checkbox"/> 1Story	<input type="checkbox"/> 2Story	<input type="checkbox"/> Apartment	<input type="checkbox"/> Duplex
<input type="checkbox"/> High Rise	<input type="checkbox"/> Low Rise	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Mid Rise
<input type="checkbox"/> Single Family Home	<input type="checkbox"/> Triplex	<input checked="" type="checkbox"/> Other (remarks)	
<input type="checkbox"/> Fourplex			
<input type="checkbox"/> Multiple Dwellings			

Building #1				
Building Description				
Model Name	Units (Bldg)	Stories (Bldg)	Restrooms (Bldg)	
Furnished <input type="checkbox"/> Fully Furnished <input type="checkbox"/> Negotiable <input checked="" type="checkbox"/> Not Furnished <input type="checkbox"/> Partially Furnished				
Resident Manager <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Other Area - Business (Bldg) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Meters <input type="checkbox"/> None <input type="checkbox"/> A/C <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Individual <input type="checkbox"/> Sub-meter <input checked="" type="checkbox"/> Water <input type="checkbox"/> Other (remarks)				
Security (Bldg) <input type="checkbox"/> None <input type="checkbox"/> Card <input type="checkbox"/> Gated Community <input type="checkbox"/> Key <input type="checkbox"/> Keyed Elevator <input type="checkbox"/> Parking <input type="checkbox"/> Secured Lobby <input type="checkbox"/> Security Guard <input type="checkbox"/> Security patrol <input type="checkbox"/> Security Systems <input type="checkbox"/> Video <input type="checkbox"/> Other (remarks)				
Loading Type <input type="checkbox"/> Container Dock <input type="checkbox"/> Container Doors <input type="checkbox"/> Freight Elevator <input type="checkbox"/> Loading Dock <input type="checkbox"/> No Loading Features <input type="checkbox"/> Passenger Elevator <input type="checkbox"/> Other (remarks)				
Oceanfront Unit <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Building Unit (Bldg)		Floor # 0
Unit Description (Bldg) <input type="checkbox"/> Duplex <input type="checkbox"/> End Unit <input type="checkbox"/> Garden <input type="checkbox"/> Ground Unit <input type="checkbox"/> High Floor Unit <input type="checkbox"/> Inside Unit <input type="checkbox"/> Multi-Dwelling <input type="checkbox"/> Multi-Story <input type="checkbox"/> No Unit Above or Below <input type="checkbox"/> Penthouse <input type="checkbox"/> Single Family Home <input type="checkbox"/> Single Level <input type="checkbox"/> Townhouse <input type="checkbox"/> Walk-Up				
Proposed New Construction <input type="checkbox"/> Yes <input type="checkbox"/> No	New Construction <input type="checkbox"/> Yes <input type="checkbox"/> No	Under Construction <input type="checkbox"/> Yes <input type="checkbox"/> No	Will Build to Suit <input type="checkbox"/> Yes <input type="checkbox"/> No	Recent Rehab <input type="checkbox"/> Yes <input type="checkbox"/> No
Design (Bldg) <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Converted <input type="checkbox"/> Double Wall <input type="checkbox"/> High Cube <input type="checkbox"/> Hollow Tile <input type="checkbox"/> Loft Space <input type="checkbox"/> Remodeled <input type="checkbox"/> Rustic <input type="checkbox"/> Single Wall <input type="checkbox"/> Single Wall/Dbf Board <input type="checkbox"/> Split Level <input type="checkbox"/> Steel Frame <input type="checkbox"/> Stone <input type="checkbox"/> Wood Frame <input type="checkbox"/> Other (remarks)				
Roofed Area (Bldg)			Roof Age	

Building #1				
Roof Material				
<input type="checkbox"/> Aluminum Shingles	<input type="checkbox"/> Asphalt/Glass (Rolled)	<input type="checkbox"/> Asphalt/Glass (Shingles)	<input type="checkbox"/> Baked Enamel	<input type="checkbox"/> Built-up
<input type="checkbox"/> Composition	<input type="checkbox"/> Concrete Tile	<input type="checkbox"/> Copper	<input type="checkbox"/> Corrugated Iron	<input type="checkbox"/> Custom/Specialty
<input type="checkbox"/> Pitch and Gravel	<input type="checkbox"/> Steel/Metal	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Other (remarks)
Roof Design				
<input type="checkbox"/> Cross-Gabled	<input type="checkbox"/> Cross-Hipped	<input type="checkbox"/> Dutch Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Gable
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Hip	<input type="checkbox"/> Mansard	<input type="checkbox"/> Pitched	<input type="checkbox"/> Other (remarks)
Roof Structure				
<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel/Metal	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other (remarks)	
Heating/Cooling (Bldg)				
<input type="checkbox"/> None	<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Central	<input type="checkbox"/> Central Air Filtration	<input type="checkbox"/> Heat Pump
<input type="checkbox"/> Individual Cooling	<input type="checkbox"/> Solar Heating	<input type="checkbox"/> Split/Zoned	<input type="checkbox"/> Window/Wall units	<input type="checkbox"/> Other (remarks)
Heating/Cooling Wall Unit (Bldg)				
Basement Type				
<input type="checkbox"/> Finished	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	<input type="checkbox"/> Unfinished	
Exterior Finish				
<input type="checkbox"/> Bamboo	<input type="checkbox"/> Board and Batten	<input type="checkbox"/> Brick/4-in-HT	<input type="checkbox"/> Brick/8-in-HT	<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete-Block	<input type="checkbox"/> Concrete-Reinforced	<input type="checkbox"/> Fiber Cement Siding	<input type="checkbox"/> Fir/Pine	<input type="checkbox"/> Glass
<input type="checkbox"/> Masonite	<input checked="" type="checkbox"/> Masonry/Stucco	<input type="checkbox"/> Plaster	<input type="checkbox"/> Redwood/Cedar	<input type="checkbox"/> Shake
<input type="checkbox"/> Shiplap Siding	<input type="checkbox"/> Slab	<input type="checkbox"/> Steel	<input type="checkbox"/> Stone	<input type="checkbox"/> Vinyl
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (remarks)			
Foundation				
<input type="checkbox"/> Basement	<input type="checkbox"/> Brick	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Concrete Slab
<input type="checkbox"/> Hollow Tile	<input type="checkbox"/> Post and Pier	<input type="checkbox"/> Reinforced caisson	<input type="checkbox"/> Stone	<input type="checkbox"/> Other (remarks)
Driveway				
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick	<input type="checkbox"/> Circular	<input type="checkbox"/> Concrete	<input type="checkbox"/> Grass/Dirt
<input type="checkbox"/> Gravel	<input type="checkbox"/> Off Alley	<input type="checkbox"/> Shared	<input type="checkbox"/> Stone	
Kitchen Features (Bldg)				
<input checked="" type="checkbox"/> Eat in Nook	<input type="checkbox"/> Grease Trap	<input checked="" type="checkbox"/> Island	<input checked="" type="checkbox"/> Pantry	<input checked="" type="checkbox"/> Other (remarks)
Bath Features				
<input checked="" type="checkbox"/> Bidet	<input type="checkbox"/> Double Sink	<input type="checkbox"/> Furo/whirlpool	<input type="checkbox"/> Handicap Shower	<input type="checkbox"/> Steam/Sauna
<input checked="" type="checkbox"/> Other (remarks)				
Countertops				
<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Concrete	<input type="checkbox"/> Granite Solid	<input type="checkbox"/> Granite Tile	<input type="checkbox"/> Laminate
<input checked="" type="checkbox"/> Marble	<input type="checkbox"/> Porcelain Tile	<input type="checkbox"/> Quartz	<input type="checkbox"/> Quartzite	<input type="checkbox"/> Slate
<input type="checkbox"/> Solid Surface	<input type="checkbox"/> Steel/Metal	<input checked="" type="checkbox"/> Other (remarks)		
Floor Coverings (Bldg)				
<input type="checkbox"/> Carpet	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Concrete	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Laminate
<input checked="" type="checkbox"/> Marble	<input type="checkbox"/> Parquet	<input type="checkbox"/> Resin Tile	<input type="checkbox"/> Slate	<input type="checkbox"/> Stone
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other (remarks)			

Building #1		
Appliances (Bldg)		
<input type="checkbox"/> None	<input type="checkbox"/> Compactor	<input type="checkbox"/> Convection Oven
<input checked="" type="checkbox"/> Double Ovens	<input type="checkbox"/> Electric Cooktop	<input checked="" type="checkbox"/> Freezer
<input type="checkbox"/> Induction Cooktop	<input type="checkbox"/> Microwave	<input type="checkbox"/> Microwave Hood
<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Wine Cooler
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Gas Cooktop	<input type="checkbox"/> Oven
<input type="checkbox"/> Disposal	<input type="checkbox"/> Gas Grill	<input checked="" type="checkbox"/> Range Hood
<input checked="" type="checkbox"/> Other (remarks)		
Water Heater (Bldg)		
<input type="checkbox"/> None	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas
<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Tankless	
Water Heater Size (Bldg)		
Washer/Dryer Type (Bldg)		
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Coin	<input type="checkbox"/> Dryer
<input type="checkbox"/> Hook-ups Avail	<input type="checkbox"/> Individual	<input type="checkbox"/> Leased Equipment
<input type="checkbox"/> Stacked W/D	<input type="checkbox"/> Washer	<input type="checkbox"/> Other (remarks)
<input type="checkbox"/> Front Load	<input type="checkbox"/> Shared	<input type="checkbox"/> Gas
<input type="checkbox"/> Space		
Window Coverings (Bldg)		
<input type="checkbox"/> None	<input type="checkbox"/> Blinds	<input checked="" type="checkbox"/> Curtains
<input checked="" type="checkbox"/> Other (remarks)	<input checked="" type="checkbox"/> Drapes	<input type="checkbox"/> Shutters
Fireplace Features (Bldg)		
<input type="checkbox"/> Decorative Only	<input type="checkbox"/> Electric	<input type="checkbox"/> Fire Pit
<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Other (remarks)	<input type="checkbox"/> Gas
<input type="checkbox"/> See thru/Multi sided		
Fireplace Location		
<input type="checkbox"/> Dining Room	<input type="checkbox"/> Family Room	<input type="checkbox"/> Living Room
<input type="checkbox"/> Master Bedroom	<input type="checkbox"/> Other (remarks)	
Other Features (Bldg)		
<input type="checkbox"/> ADA Accessible	<input type="checkbox"/> ADA Compliant	<input type="checkbox"/> Bar-Dry
<input type="checkbox"/> Boat Dock/Mooring	<input type="checkbox"/> Built-in-Book Shelves	<input type="checkbox"/> Ceiling-Cathedral
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Club House	<input type="checkbox"/> CO2 detection
<input type="checkbox"/> Doorman	<input type="checkbox"/> Elevator	<input type="checkbox"/> Enclosed Lanai
<input type="checkbox"/> Freezer Room	<input type="checkbox"/> Gazebo	<input type="checkbox"/> Greenhouse
<input type="checkbox"/> Horse Barn	<input type="checkbox"/> Horse - Comm Barn	<input type="checkbox"/> Horse - Riding Trails
<input type="checkbox"/> Kitchen-Community	<input type="checkbox"/> Kitchen-Outdoor	<input checked="" type="checkbox"/> Landscaped
<input type="checkbox"/> Office	<input type="checkbox"/> Overhead Door	<input type="checkbox"/> Park/Playground
<input type="checkbox"/> Recreation Area	<input type="checkbox"/> Recreation Room	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Skylight	<input type="checkbox"/> Smoke/Heat Detector	<input type="checkbox"/> Sprinkler System-Exterior
<input type="checkbox"/> Stained/Leaded Glass	<input type="checkbox"/> Storage Area	<input type="checkbox"/> Tennis Courts
<input type="checkbox"/> Valet	<input type="checkbox"/> Walking/Jogging Path	<input checked="" type="checkbox"/> Other (remarks)
<input type="checkbox"/> Bar-Wet	<input type="checkbox"/> BBQ/Cooking Pit	<input type="checkbox"/> Ceiling-Vaulted
<input checked="" type="checkbox"/> Ceilings-9'+	<input type="checkbox"/> Concierge	<input type="checkbox"/> Floor Drain
<input type="checkbox"/> Community Laundry	<input type="checkbox"/> Home Warranty	<input type="checkbox"/> Inventory
<input checked="" type="checkbox"/> Exterior Lighting	<input type="checkbox"/> Mezzanine Office	<input type="checkbox"/> Raised Floor
<input type="checkbox"/> High Traffic	<input type="checkbox"/> Restroom-Public	<input type="checkbox"/> Restroom-Private
<input type="checkbox"/> Intercom	<input type="checkbox"/> Restroom-Interior	<input type="checkbox"/> Sprinkler System-Lawn
<input type="checkbox"/> Meeting Room	<input type="checkbox"/> Putting Green	<input type="checkbox"/> Track Lighting
<input type="checkbox"/> Restroom-Private	<input type="checkbox"/> Sprinkler System-Interior	<input type="checkbox"/> Trash Chute
Fireplaces (Bldg)		
Ceiling Fans Included (Bldg)		
Chandelier Included (Bldg)		
9		
Smoke Detectors (Bldg)		
Solar Panels (Bldg)		
Solar Age		

Building #1				
Exclusions (Bldg)				
<input type="checkbox"/> CO2 detection	<input type="checkbox"/> Compactor	<input type="checkbox"/> Convection Oven	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Dryer
<input type="checkbox"/> Franchise	<input type="checkbox"/> Furniture	<input type="checkbox"/> Gas Grill	<input type="checkbox"/> Kitchenware	<input type="checkbox"/> Licenses
<input type="checkbox"/> Linens	<input type="checkbox"/> Microwave	<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Range/Oven	<input type="checkbox"/> Refrigerator
<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Shelving	<input type="checkbox"/> Track Lighting	<input type="checkbox"/> Tradename	<input type="checkbox"/> TV Antenna
<input type="checkbox"/> Washer	<input type="checkbox"/> Window Coverings	<input type="checkbox"/> Other (remarks)		
Chandelier Excluded (Bldg)			Ceiling Fans Excluded (Bldg)	
Parking (Bldg)				
<input type="checkbox"/> None	<input type="checkbox"/> Assigned	<input type="checkbox"/> Attached	<input type="checkbox"/> Covered	<input type="checkbox"/> Deeded
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Unassigned	<input type="checkbox"/> Other (remarks)		
Stall Number	Garage Door Opener	Total Parking per Unit (Bldg)	Covered Parking Spaces (Bldg)	Open Parking Spaces (Bldg)
	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Carport Spaces (Bldg)	Garage Spaces (Bldg)	Carport Area (Bldg)	Garage Area (Bldg)	Boat Max Feet
Pets (Bldg)		Dog Run (Bldg)		Invisible Fence (Bldg)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
Pet Maximum Weight				
Pets Allowed Remarks				

Financial Details			
Monthly Fees-Condo Maint (AOAO)	Monthly Fees-Homeowner's Assn (HOA)	Monthly Fees-Other (Dev, Resort, etc)	Monthly Fees-Total \$0
Taxes (Annual) * \$14,998.62	Tax Year 2023	Road Maintenance Amount(Annual)	Monthly Sewer Fee
Common Area Expenses <input type="checkbox"/> Yes <input type="checkbox"/> No	Roll Back Taxes Possible <input type="checkbox"/> Yes <input type="checkbox"/> No	Special Assessment <input type="checkbox"/> No <input type="checkbox"/> Pending <input type="checkbox"/> Yes	Monthly Special Assessment Amount
Terms Acceptable *			
<input type="checkbox"/> 1031 Exchange	<input type="checkbox"/> Agreement of Sale	<input type="checkbox"/> ARM	<input type="checkbox"/> Assumption
<input type="checkbox"/> Construction Loan	<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Developer Package	<input type="checkbox"/> FHA
<input type="checkbox"/> HULA MAE	<input type="checkbox"/> Lease w/ Purchase Opt	<input type="checkbox"/> Open	<input type="checkbox"/> PMM
<input type="checkbox"/> Swap/Trade	<input type="checkbox"/> USDA-Rural Dev	<input type="checkbox"/> VA	<input type="checkbox"/> Other (remarks)
Management Company		Management Company Phone	
Seller Financing			
<input type="checkbox"/> Agreement of Sale	<input type="checkbox"/> Balloon Payment	<input type="checkbox"/> Lease Option	<input type="checkbox"/> PMM
			<input type="checkbox"/> Sub-Agreement of Sale

Financial Details			
Seller Financing Interest	Seller Financing Loan Term	Seller Financing Max Loan	Seller Financing Minimum Down

Crops/Livestock #1

Crop/Livestock Type				
<input type="checkbox"/> Coffee	<input type="checkbox"/> Equipment	<input type="checkbox"/> Flowers	<input type="checkbox"/> Fruit	<input type="checkbox"/> Livestock
<input type="checkbox"/> Nursery Plants	<input type="checkbox"/> Nuts	<input type="checkbox"/> Trees	<input type="checkbox"/> Vegetable	<input type="checkbox"/> Other (remarks)

Crop/Livestock Subtype				
<input type="checkbox"/> Air Seeder	<input type="checkbox"/> Alpaca	<input type="checkbox"/> Anthurium	<input type="checkbox"/> Apple	<input type="checkbox"/> Arabica
<input type="checkbox"/> Artichoke	<input type="checkbox"/> Avocado	<input type="checkbox"/> Backhoe	<input type="checkbox"/> Bamboo	<input type="checkbox"/> Bamboo Shoot
<input type="checkbox"/> Banana	<input type="checkbox"/> Banyan	<input type="checkbox"/> Beet	<input type="checkbox"/> Bell Pepper	<input type="checkbox"/> Bermuda Grass
<input type="checkbox"/> Brazillian	<input type="checkbox"/> Broadcast Seeder	<input type="checkbox"/> Broccoli	<input type="checkbox"/> Bull	<input type="checkbox"/> Cabbage
<input type="checkbox"/> Carrot	<input type="checkbox"/> Cashews	<input type="checkbox"/> Cauliflower	<input type="checkbox"/> Center Pivot Irrigation	<input type="checkbox"/> Cherimoya
<input type="checkbox"/> Chicken	<input type="checkbox"/> Chili Pepper	<input type="checkbox"/> Chisel Plow	<input type="checkbox"/> Coconuts	<input type="checkbox"/> Conveyor Belt
<input type="checkbox"/> Corn	<input type="checkbox"/> Cow	<input type="checkbox"/> Cucumber	<input type="checkbox"/> Cultivator	<input type="checkbox"/> Cymbidium
<input type="checkbox"/> Daisy	<input type="checkbox"/> Daylily	<input type="checkbox"/> Donkey	<input type="checkbox"/> Dracena	<input type="checkbox"/> Ferns
<input type="checkbox"/> Front End Loader	<input type="checkbox"/> Ginger	<input type="checkbox"/> Goat	<input type="checkbox"/> Grapes	<input type="checkbox"/> Green Bean
<input type="checkbox"/> Green House	<input type="checkbox"/> Guava	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Harrow	<input type="checkbox"/> Harvester
<input type="checkbox"/> Hau	<input type="checkbox"/> Hazelnut	<input type="checkbox"/> Heliconia	<input type="checkbox"/> Horse	<input type="checkbox"/> Huller
<input type="checkbox"/> Iris / Lily	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Koa	<input type="checkbox"/> Kukui	<input type="checkbox"/> Leek
<input type="checkbox"/> Lettuce	<input type="checkbox"/> Lilikoi	<input type="checkbox"/> Limes	<input type="checkbox"/> Llama	<input type="checkbox"/> Lychee
<input type="checkbox"/> Macadamia	<input type="checkbox"/> Mahogany	<input type="checkbox"/> Mango	<input type="checkbox"/> Mangosteen	<input type="checkbox"/> Manure Spreader
<input type="checkbox"/> Maple	<input type="checkbox"/> Noni	<input type="checkbox"/> Oak	<input type="checkbox"/> Ohia	<input type="checkbox"/> Onion
<input type="checkbox"/> Oranges	<input type="checkbox"/> Orchid	<input type="checkbox"/> Palm	<input type="checkbox"/> Ohia	<input type="checkbox"/> Pea
<input type="checkbox"/> Peanuts	<input type="checkbox"/> Persimmons	<input type="checkbox"/> Pig	<input type="checkbox"/> Papaya	<input type="checkbox"/> Pineapple
<input type="checkbox"/> Plastic Mulch Layer	<input type="checkbox"/> Plough	<input type="checkbox"/> Plumeria	<input type="checkbox"/> Pine	<input type="checkbox"/> Potato
<input type="checkbox"/> Power Tiller	<input type="checkbox"/> Protea	<input type="checkbox"/> Pumpkin	<input type="checkbox"/> Poppy	<input type="checkbox"/> Radish
<input type="checkbox"/> Rambutan	<input type="checkbox"/> Red Ginger	<input type="checkbox"/> Redwood	<input type="checkbox"/> Rabbit	<input type="checkbox"/> Rooster
<input type="checkbox"/> Rose	<input type="checkbox"/> Rotary Tiller	<input type="checkbox"/> Seed Drill	<input type="checkbox"/> Robusta	<input type="checkbox"/> Skid-Steer Loader
<input type="checkbox"/> Spading Machine	<input type="checkbox"/> Spinach	<input type="checkbox"/> Sprayer	<input type="checkbox"/> Sheep	<input type="checkbox"/> Star Fruit
<input type="checkbox"/> Subsoiler	<input type="checkbox"/> Sun Flower	<input type="checkbox"/> Tangerine	<input type="checkbox"/> Squash	<input type="checkbox"/> Ti Leaves
<input type="checkbox"/> Tomato	<input type="checkbox"/> Tractor	<input type="checkbox"/> Tulip	<input type="checkbox"/> Terragator	<input type="checkbox"/> Turnip
<input type="checkbox"/> Walking Tractor	<input type="checkbox"/> Walnuts	<input type="checkbox"/> Warabi	<input type="checkbox"/> Turkey	<input type="checkbox"/> Watercress
<input type="checkbox"/> Yam	<input type="checkbox"/> Zucchini	<input type="checkbox"/> Other (remarks)	<input type="checkbox"/> Water Chestnut	

Crop/Livestock Area

Crops/Livestock #1

Crop/Livestock Description *up to 2000 characters*

Crops/Livestock #2

Crop/Livestock Type

<input type="checkbox"/> Coffee	<input type="checkbox"/> Equipment	<input type="checkbox"/> Flowers	<input type="checkbox"/> Fruit	<input type="checkbox"/> Livestock
<input type="checkbox"/> Nursery Plants	<input type="checkbox"/> Nuts	<input type="checkbox"/> Trees	<input type="checkbox"/> Vegetable	<input type="checkbox"/> Other (remarks)

Crop/Livestock Subtype

<input type="checkbox"/> Air Seeder	<input type="checkbox"/> Alpaca	<input type="checkbox"/> Anthurium	<input type="checkbox"/> Apple	<input type="checkbox"/> Arabica
<input type="checkbox"/> Artichoke	<input type="checkbox"/> Avocado	<input type="checkbox"/> Backhoe	<input type="checkbox"/> Bamboo	<input type="checkbox"/> Bamboo Shoot
<input type="checkbox"/> Banana	<input type="checkbox"/> Banyan	<input type="checkbox"/> Beet	<input type="checkbox"/> Bell Pepper	<input type="checkbox"/> Bermuda Grass
<input type="checkbox"/> Brazillian	<input type="checkbox"/> Broadcast Seeder	<input type="checkbox"/> Broccoli	<input type="checkbox"/> Bull	<input type="checkbox"/> Cabbage
<input type="checkbox"/> Carrot	<input type="checkbox"/> Cashews	<input type="checkbox"/> Cauliflower	<input type="checkbox"/> Center Pivot Irrigation	<input type="checkbox"/> Cherimoya
<input type="checkbox"/> Chicken	<input type="checkbox"/> Chili Pepper	<input type="checkbox"/> Chisel Plow	<input type="checkbox"/> Coconuts	<input type="checkbox"/> Conveyor Belt
<input type="checkbox"/> Corn	<input type="checkbox"/> Cow	<input type="checkbox"/> Cucumber	<input type="checkbox"/> Cultivator	<input type="checkbox"/> Cymbidium
<input type="checkbox"/> Daisy	<input type="checkbox"/> Daylily	<input type="checkbox"/> Donkey	<input type="checkbox"/> Dracena	<input type="checkbox"/> Ferns
<input type="checkbox"/> Front End Loader	<input type="checkbox"/> Ginger	<input type="checkbox"/> Goat	<input type="checkbox"/> Grapes	<input type="checkbox"/> Green Bean
<input type="checkbox"/> Green House	<input type="checkbox"/> Guava	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Harrow	<input type="checkbox"/> Harvester
<input type="checkbox"/> Hau	<input type="checkbox"/> Hazelnut	<input type="checkbox"/> Heliconia	<input type="checkbox"/> Horse	<input type="checkbox"/> Huller
<input type="checkbox"/> Iris / Lily	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Koa	<input type="checkbox"/> Kukui	<input type="checkbox"/> Leek
<input type="checkbox"/> Lettuce	<input type="checkbox"/> Lilikoi	<input type="checkbox"/> Limes	<input type="checkbox"/> Llama	<input type="checkbox"/> Lychee
<input type="checkbox"/> Macadamia	<input type="checkbox"/> Mahogany	<input type="checkbox"/> Mango	<input type="checkbox"/> Mangosteen	<input type="checkbox"/> Manure Spreader
<input type="checkbox"/> Maple	<input type="checkbox"/> Noni	<input type="checkbox"/> Oak	<input type="checkbox"/> Ohia	<input type="checkbox"/> Onion
<input type="checkbox"/> Oranges	<input type="checkbox"/> Orchid	<input type="checkbox"/> Palm	<input type="checkbox"/> Papaya	<input type="checkbox"/> Pea
<input type="checkbox"/> Peanuts	<input type="checkbox"/> Persimmons	<input type="checkbox"/> Pig	<input type="checkbox"/> Pine	<input type="checkbox"/> Pineapple
<input type="checkbox"/> Plastic Mulch Layer	<input type="checkbox"/> Plough	<input type="checkbox"/> Plumeria	<input type="checkbox"/> Poppy	<input type="checkbox"/> Potato
<input type="checkbox"/> Power Tiller	<input type="checkbox"/> Protea	<input type="checkbox"/> Pumpkin	<input type="checkbox"/> Rabbit	<input type="checkbox"/> Radish
<input type="checkbox"/> Rambutan	<input type="checkbox"/> Red Ginger	<input type="checkbox"/> Redwood	<input type="checkbox"/> Robusta	<input type="checkbox"/> Rooster
<input type="checkbox"/> Rose	<input type="checkbox"/> Rotary Tiller	<input type="checkbox"/> Seed Drill	<input type="checkbox"/> Sheep	<input type="checkbox"/> Skid-Steer Loader
<input type="checkbox"/> Spading Machine	<input type="checkbox"/> Spinach	<input type="checkbox"/> Sprayer	<input type="checkbox"/> Squash	<input type="checkbox"/> Star Fruit
<input type="checkbox"/> Subsoiler	<input type="checkbox"/> Sun Flower	<input type="checkbox"/> Tangerine	<input type="checkbox"/> Terragator	<input type="checkbox"/> Ti Leaves
<input type="checkbox"/> Tomato	<input type="checkbox"/> Tractor	<input type="checkbox"/> Tulip	<input type="checkbox"/> Turkey	<input type="checkbox"/> Turnip
<input type="checkbox"/> Walking Tractor	<input type="checkbox"/> Walnuts	<input type="checkbox"/> Warabi	<input type="checkbox"/> Water Chestnut	<input type="checkbox"/> Watercress
<input type="checkbox"/> Yam	<input type="checkbox"/> Zucchini	<input type="checkbox"/> Other (remarks)		

Crop/Livestock Area

Crops/Livestock #2**Crop/Livestock Description** *up to 2000 characters***Remarks****Public Remarks ***

Timeless, impeccable, and irreplaceable, this architectural gem on the Hamakua Coast stands as a testament to immaculate construction quality and enduring design. Built in 2004 for their mother and as an homage to Italy, Villa Paolina recently underwent a meticulous two-year restoration, emerging as a modern vision of Hawaiian luxury on 58.49 acres.

The Villa is well suited to an institutional buyer (or those who want a unique home!) Imagine the possibilities: a wellness center, a spiritual retreat, a thriving tea or coffee farm, an exotic sandalwood forest, an equestrian estate, a boutique bed and breakfast, a culinary school, a farm-to-table private dining experience, or a venue for weddings and unique events. Perhaps a corporate, health, or spiritual retreat beckons? The potential of this property is as vast as the surrounding landscape.

Secluded in complete privacy, this is a haven of the exquisite Hamakua coastline and the most productive farmland on the island. With 180-degree coastline views, majestic Mauna Kea, and expansive vistas across the vast Pacific Ocean, the setting is nothing short of breathtaking, serene, and private. A majestic feat of construction, the villa boasts 4,527 square feet of living space, including four suites and a hotel-sized kitchen with a butler's pantry. The 2,240 square feet of partially covered imported marble lanai brings the total under-roof area to 6,764 square feet.

The Villa's reinforced concrete structure, poured-in-place columns, beams, and arches, galvanized steel roof trusses, and richly colored terracotta tile roof create a striking contrast to the off-white hand-applied plaster of the exterior 18-inch concrete walls. This construction was built to endure the test of time, and is well suited to the climate and environment. Located on the Hamakua Coast, known for sunny weather and moderate rainfall, this property is an absolute must-see to appreciate its beauty and rarity.

Public Remarks Excerpt * up to 75 characters

Villa Paolina is a majestic property well suited to an institutional buyer.

Driving Directions *

From Waimea you pass Honokaa on Highway 19. Just after you pass Honokaa take your next left after mm 42. Watch for left hand turn sign for Paauhau and head towards the ocean. The Villa is on the left hand side of the road (second driveway on the left) with a For Sale sign. Gate will be open for you.

Private Remarks

This is an exclusive Hamakua Coast Realty, Inc. / W. Augustuz Elliott listing. Please Contact Augustuz at 808-938-9500 for a showing. Buyers must be pre-qualified. 48 hours notice required for all showings.

See HamakuaCoast.com for more information.

Villa Paolina, at 44-67 Paauhau Street, is abutting the land parcel 44-43 Paauhau Street, TMK 3-4-4-5-18. (see MLS 711455).

Included on the property is a tractor shed in good condition. No furnishings are included in the sale. The washer does not work and will be removed prior to Closing. All the flooring is imported Italian Marble. HELCO electric available.

All offers must show proof of funds.

Buyer and/or Buyer's agent to perform full due diligence on matters of material importance to the Buyer.

Note: To be used as other than a residence, a special use permit will be required. A proposal from a land use consulting group to successfully obtain a special use permit can be supplied upon request.

Internet Display

Internet Display Authorized *

- Yes
- No

Signature

DR/BIC: _____ Date: _____

Designated REALTOR®, Broker in Charge or Authorized Person certifies that a valid Listing Agreement is held in the Listing office.

Seller 1: _____ Date: _____

Seller 2: _____ Date: _____

Seller 3: _____ Date: _____

Seller 4: _____ Date: _____

Seller(s) have reviewed the above information and agree that it is true and correct to the best of My/Our knowledge. Seller(s) acknowledge that broker is bound by Rules & Regulations of MLS that require that property status be correctly represented at all times in the MLS system.

Any property with an open escrow that is still available for showing will be shown as an Active (contingent) status. Any property with an open escrow that is no longer available for showing will be shown as a pending (under contract) status.