

Lots/Land/Farm Full with Photos

1-4-5-028-007-0000

45-803A Kamehameha Hwy, Kaneohe 96744

MLS#: **202101420**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Kaneohe**
 Nghbrhd: **PUOHALA VILLAGE**

Bldg Nm:
 Fee Options:

LP: **\$1,800,000**
 OLP: **\$2,500,000**
 SP: **\$1,700,000**



General Information

Prop Type: **Lots/Acres/Farms**
 Location: **Inside**
 Prop Frnt: **Stream/Canal**
 Prop Cond:
 Land Use: **Agricultural, Residential**
 Lnd Recorded: **Regular System**
 Restrictions: **Covenants**
 Easements: **Drainage, Other**

DOM: **181**
 CDOM: **181**
 Lot #: **159,825**
 Land Sqft: **3.669**
 Lot Acres: **3.669**
 Lot Dim:
 Set Backs: **C&C, Of Record**

Layout

Beds:
 Baths:
 Ttl Sqft:
Additional Information
 View: **Garden**
 Zoning: **04 - R-7.5 Residential District**
 Flood Zone: **Zone X**
 Lot Desc: **Clear, Flag Lot, Wooded**

Land Information

Surface Road: **Other**
 Topography: **Gentle Slope, Level**
 Parcels+: **No** Crops Incl: **Yes**

Listing/Agent/Office Information

Listing Date: **01/26/21** CA Date: **07/22/21**
 List Type: **Exclusive Rights**
 Agent: **Sandra Sagisi Moser (R)**
 Ag Email: **sandrasagisimarketing@gmail.com**
 License #: **RB-22891**
 Office: **eXp Realty**
 Co-List Agent: **Abraham WH Lee (R)**
 Co Ag Email: **abelee1948@gmail.com**
 License #: **RB-11309**
 Co-List Office: **Century 21 iProperties Hawaii**
 Dual Var Rate: **No**

Tmp Wth Date:
 Listing Svc: **Full Service**
 Agent Mbr #: **31935**
 Corp Office Lic #: **RB-21841**
 Office Mbr #: **EXPI**
 Co-List Ag Mbr #: **02476**
 Corp Office Lic #: **RB-21275**
 Co-List Off Mbr #: **IPHI**
 GE Tax Paid-Seller: **Yes**
 Exp Date:
 Lock Box:
 Agent Ph: **(808) 492-8187**
 Office Ph: **(808) 725-2794**
 Co-List Agent Ph: **(808) 216-4999**
 Co-List Office Ph: **(808) 791-1020**
 Comp: **2.25**

Remarks

Pub Rmks: **Don't let this rare opportunity pass you by. Transform this hidden treasure into a crown jewel and build the home of your dreams. This Puahala Village lot in Kaneohe is called "Waikalua Farm Estate." Approximately 3.6 acres (buildable & preservation) of mostly flat, private land, sprinkled with lush vegetation, near a free-flowing stream and a section designated for preservation. Enjoy a sustainable lifestyle through organic agriculture, echo-farming and live off your land on this beautiful estate that brings back the serenity of Old Hawaii. Yet just minutes away is quaint Kaneohe town, Windward Mall, a Botanical Garden, a golf course and great restaurants.**

Agent Rmks: **DO NOT USE SHOWING TIME. Listor must be present for tour. Call Listing Agent Sandra Sagisi Moser or Text (808) 492-8187. People who enter must sign a waiver due to a few potholes on the raw land. Do not enter without Listing Agent.**

Documents: **Plat, Survey, Title Search**
 Disclosures: **Property Disclosure Stmt**

Features

Improvements: **None, Other**
 Sewer: **None**
 Poss Use: **Farm, Nursery**
 Utilities: **None**
 Construction:
 Utilities Meters: **None**

Tax & Financial Information

TMK: **1-4-5-028-007-0000**
 Taxes/Mnthly: **\$199** Tax Assess Imp:
 Tax Year: **2020** Tax Assess Lnd: **\$645,300** Terms Acceptable: **Cash, Conventional**
 Tax Assess Tot: **\$645,300** Spcl Sales Cond: **None**

Sold Information

Sold Date: **10/19/21** CA Date: **07/22/21** Sold Price: **\$1,700,000** DOM: **181**
 Buy Agent: **Daniel J Pacheco Jr. (R)** Agent Ph: **(808) 226-6510** CDOM: **181**
 Buy Off: **Island Heritage Realty, Inc.**
 Co Buy Agent:
 Co Buy Off:
 Concessions:
 Buyer Financing: **Conventional**
 Sell Ag Remarks:



Survey will identify boundary. This may not be the exact boundary lines. Buyer to verify and do due diligence.



The building seen is not part of this lot.





This is the stream that you can see from the lot.

Stream view from the lot.



Survey will identify boundary. This may not be the exact boundary lines. Buyer to verify.

Boundaries may not be exact. That is what Survey is for.



Lines and boundaries may not be exact. That is what Survey is for.