


**MLS Property Type: Residential**

**MLS # 158717** 

**PROPERTY BASICS**

**Address:** 4445 ALAMOO RD HANAIEI **TMK #** 4-5-8-8-21 **Status:** Sold 1/6/2006 for \$1,100,000 (1031)  
**DOM:** 88 by Michael R. Schmidt - PB R, CRB, e-PRO/  
 Coldwell Banker Bali Hai Realty, Inc. **Price:** \$1,195,000

**Subtype:** **Land Tenure:** Fee Simple **Subdivision:** Wainiha **District:** Hanalei  
**Ownership:** Full **Zoning:** R-4 **Record Sys.:** Regular **Disclosure Form:** Yes  
**Land Area:** 7,705 sqft **Flood Zone:** VE **Incr/Block #:** **Lot:** B-33  
**Roads:** County, Graded **Easement:** None **Oceanfront Parcel:** **Parking:**  
**Year Built:** 1977 **Condo Maint. Fees (Monthly):** **Disclosures:**

**PROPERTY DETAILS**

**Bedrooms:** 3 **Baths:** 3 [Full] **Living Area :** 2,640 **Pets:**  
**Unit Descr:** **Ext Area:** **Pub Rpt #:**  
**Design:** 2Story, Single Wall, Wood Frame **View:** Mountain  
**Schools:** Hanalei, Kilauea, KCA, Kula **Frontage:**  
**Remarks:** Spacious and bright cedar home enjoys beach access steps away. Permitted ground floor living areas offer lots of potential and multiple living arrangements. Huge covered lanai is bright and breezy. Hear the surf while gazing at the mountain view. Open beam ceiling upstairs complement the thick 3" cedar single wall construction. Upgrades are due as downstairs and some exterior areas reflect deferred maintenance.  
**Private Remarks:** Sold "as is" only. Original owner occupant seller, no vacation rental history.

**UTILITIES / WASTE DISPOSAL**

**Internet Availability:** **Phone Availability:** Yes **Water:** County **Sewer Type:**  
**Power:** Electricity **Kitchen Feat:**  
**TV Availability:** Cable **Sewer:** Cesspool

**INCLUSIONS**

**Appliances:** Compactor, Dryer, Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven, Washer  
**Features:** Ceiling Fan, Laundry Room, Workshop/Work Space, Storage Area  
**Heat/Cool:** **Fencing:** **Water Feat:** **Security:**  
**Pool:** None **Topography:** **Fireplace:** **Window Covers:** Yes

**FINANCIAL DETAILS**

**Current Taxes:** \$3,647 **Price Per Sqft:** \$417 **Home Exemption Amount:**  
**Spec. Assess:** No **Spec. Assess. Amt:** **Assessed Bldg:** **Assessed Lnd:**  
**Terms Accept:** Cash, Conventional **Exist Loan Tp:** **Road Maint/Yr:**  
 - SELLER FINANCING -  
**Term:** **Max. Loan Amt.:** **Min. Down:** **Interest Rate:**

**OTHER PARTICULARS**

**Assoc. Dues/Year:** **Common Area:** No **CC&R's:** No

**LISTING AGENT INFO**

**CSB:** 3.00 **Subagency offered:** No **Restrictions:** None

**LISTING AGENT & OFFICE**

Name	Phone	Fax	Email	HIS ID
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