

**MLS Property Type: Residential****MLS # 216477**  **PROPERTY BASICS**

<b>Address:</b> 7316 ALEALEA RD HANALEI	<b>TMK #</b> 4-5-8-9-53	<b>Status:</b> Expired DOM: <u>365</u>	<b>Price:</b> \$1,700,000
<b>Subtype:</b>	<b>Land Tenure:</b> Fee Simple	<b>Subdivision:</b> Wainiha	<b>District:</b> Hanalei
<b>Ownership:</b> Full	<b>Zoning:</b> R-4	<b>Record Sys.:</b>	<b>Disclosure Form:</b> Yes
<b>Land Area:</b> 13,200 sqft	<b>Flood Zone:</b>	<b>Incr/Block #:</b>	<b>Lot:</b> 14
<b>Roads:</b> County, Graded	<b>Easement:</b>	<b>Oceanfront Parcel:</b> No	<b>Parking:</b>
<b>Year Built:</b> 2000	<b>Pre-Foreclosure/SS/REO:</b> Short Sale	<b>Additional Information:</b>	

**PROPERTY DETAILS**

<b>Bedrooms:</b> 3	<b>Baths:</b> 2 [Full], 1 [Half]	<b>Living Area :</b> 2,022	<b>Pets Allowed:</b>
<b>Unit Descr:</b>		<b>Ext Area:</b>	<b>Pub Rpt #:</b>
<b>Design:</b> Double Wall			
<b>Schools:</b>		<b>Frontage:</b>	<b>View:</b> Mountain, Ocean
<b>Remarks:</b> Magnificent home in Haena area - supremely private, surrounded by jungle, a one-minute stroll to one of Kauai's longest & most uncrowded beaches.			

From a tropical patio, you ascend a wide staircase. As you enter the home from the gracious entrance lanai, natural light floods the great room and the enclosed ocean-view lanai from custom installed skylights. The 320 sq.ft. lpe lanai is completely screened and air-flow adjustable, making for a truly indoor/outdoor space, where you will want to soak up the warmth or stargaze at night.

Only one lot removed from the beach, the house has 3 bedrooms & 2 and a half bathrooms. The great room, master bedroom, lanai & second bedroom have peek-a-boo ocean views. The master bathroom is spacious & well-appointed, with a double shower and jacuzzi tub. The well-laid out kitchen features a pantry, plentiful cabinet space and a functional island.

The flooring is all travertine, accented with subtle mosaic inlay. Brass hardware throughout, bamboo window coverings and teak frames on the lanai. Washer/dryer conveniently placed in second bathroom. Handy dumb-waiter for bringing heavy groceries up to the kitchen. Unique Balinese fixtures in guest bath.

The ground floor space has been efficiently laid out with an enclosed work space/exercise room complete with a loft - whimsically crafted lava rock outdoor shower is adjacent. A covered space for 1 car is augmented by an enclosed storage space that can also house another vehicle.

The lush garden is completely private and studded with water gardens. Lots of room for vegetable gardens, fruit trees, ...

**Private Remarks:** This is a short sale. Offer is contingent upon the approval of the lender. All terms and conditions, including the cooperating broker's commission, is subject to the lender's approval.

Home is owner-occupied and easy to show. Call Sagar at 652-3237.

Enclosed square footage is larger than County records sh

**UTILITIES / FEATURES**

<b>Internet Availability:</b>	<b>Telephone Availability:</b>	<b>Water:</b> Municipal
<b>Power:</b> Electricity		<b>Kitchen:</b>
<b>TV Availability:</b> Cable		<b>Wastewater:</b> Sewer-Connected, Septic
<b>Appliances:</b> Disposal, Dishwasher, Microwave, Refrigerator, Range/Oven		<b>Washer/Dryer:</b> Dryer, Washer
<b>Other Features:</b> Appliance/Unit, Ceiling Fan, Landscaped, Storage Area, Smoke/Heat Detector, Sprinkler System		
<b>Heating/Cooling:</b>	<b>Fencing:</b> Yes	<b>Water Feat:</b>
<b>Pool:</b>	<b>Topography:</b>	<b>Fireplace:</b>
		<b>Security:</b>
		<b>Window Covers:</b> Yes

**FINANCIAL DETAILS**

<b>Current Taxes:</b> \$5,355	<b>Price Per Sqft:</b> \$841	<b>Home Exemption Amount:</b> \$48,000
<b>Spec. Assess:</b>	<b>Spec. Assess. Amt:</b>	<b>Assessed Bldg:</b>
<b>Terms Accept:</b> Cash, Conventional		<b>Assessed Lnd:</b>
<b>Monthly Assn.:</b>	<b>Monthly Maint. Fee:</b>	<b>Exist Loan Tp:</b>
		<b>Other Fees:</b>
		<b>CC&amp;R's:</b> Yes
	- SELLER FINANCING -	
<b>Term:</b>	<b>Max. Loan Amt.:</b>	<b>Min. Down:</b>
		<b>Interest Rate:</b>

**LISTING AGENT INFO**

CSB: 3

Subagency offered: No

Restrictions: Short Sale

**LISTING AGENT & OFFICE**

	<b>Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>	<b>HIS ID</b>
<b>Listor</b>	<u>Sagar Hallal</u>	808-652-3237	866-919-1408	sagarhallal@gmail.com	59148
<b>Office</b>	Hawaii Life Real Estate Brokers	808-822-5433	866-590-3144		1267
<b>Office Address:</b>	5-4280 Kuhio Hwy, Suite G-203 Princeville, HI 96722				
<b>Co-Listor</b>	<u>Dixie A. Daniel</u>	808-651-0059	808-822-7060	DIXIE.DANIEL@GMAIL.COM	58250
<b>Office</b>	Hawaii Life Real Estate Brokers	808-822-5433	866-590-3144		1267
<b>Office Address:</b>	5-4280 Kuhio Hwy, Suite G-203 Princeville, HI 96722				

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