

MLS Property Type: Residential

MLS # 207570 

Address: 7356 ALEALEA RD
HANALEI **TMK #** 4-5-8-9-41

PROPERTY BASICS

Status: Sold 9/30/2008 for \$5,000,000 (CNV) DOM: 192
by Neal A. Norman / Koa Properties Land & Homes LLC

Price: \$5,900,000

Subtype:
Ownership: Full
Land Area: 13,801 sqft
Roads: County, Graded
Year Built: 2006

Land Tenure: Fee Simple
Zoning: R-4
Flood Zone: VE
Easement: None
Pre-Foreclosure/SS/REO: Additional Information:

Subdivision: Wainiha
Record Sys.: Regular
Incr/Block #:
Oceanfront Parcel: Yes

District: Hanalei
Disclosure Form: Yes
Lot: 2
Parking:

PROPERTY DETAILS

Bedrooms: 4
Unit Descr:
Design: Double Wall, Wood Frame
Schools: Hanalei, Kilauea, KCA, Kula
Remarks: New, high quality design and construction on an incredible beachfront lot.

Living Area : 3,260
Ext Area:
Frontage:

Pets Allowed:
Pub Rpt #:
View: Ocean

The Banana Beach House is a high quality, plantation style, beachfront home on one of Kauai's most beautiful white sand beaches. Built in 2006, this home provides casual elegance, a light/open floor plan, central cook's kitchen, kid's bunk room, two master bedrooms, guest room w/bath, dining lanai, main beach side lanai, great sound system, jacuzzi, two storage garages and much more. Fully furnished.

The front lanai overlooks a large lawn that stretches to the sand.

The Banana Beach House is located on an uncrowded tropical cove known for shelling, swimming and relaxing. Famous Tunnels Beach is a short walk down the beach.

Private Remarks: Currently a vacation rental with very good occupancy. Weekly rental rate is \$10,500/wk and \$14,000/wk over Christmas holidays. We will be following the new TVR Bill 2204 requirements for vacation rentals.

More information for you and your clients at:

Bananabeachhouse.com

This house shows really well.

Listing agent has ownership interest.

Cell 635-8929

For information and showings between July 2 and July 22, 2008 please contact Holly Lazo at 826-1111.

UTILITIES / FEATURES

Internet Availability: **Telephone Availability:** Yes **Water:** Municipal
Power: Electricity **Kitchen:**
TV Availability: Cable **Wastewater:** Sewer-Connected, Septic
Appliances: Disposal, Dishwasher, Gas Grill, Microwave, Refrigerator, Range/Oven **Washer/Dryer:** Dryer, Washer
Other Features: Appliance/Unit, Ceiling Fan, Chandelier, Furniture, Gar/Car Ea Unit, Kitchenware, Landscaped, Linens, Storage Area, Smoke/Heat Detector, Sprinkler System
Heating/Cooling: Air Conditioning **Fencing:** **Water Feat:** **Security:** Yes
Pool: Spa/Hot Tub **Topography:** **Fireplace:** **Window Covers:** Yes

FINANCIAL DETAILS

Current Taxes: \$6,920 **Price Per Sqft:** \$1,534 **Total Exemption Amount:**
Spec. Assess: No **Spec. Assess. Amt:** **Total Assessed Value:** \$1,752,000
Terms Accept: Cash, Conventional **Exist Loan Tp:** **Road Maint/Yr:**
Monthly Assn.: **Monthly Maint. Fee:** **Other Fees:** **CC&R's:** Yes
- SELLER FINANCING -
Term: **Max. Loan Amt.:** **Min. Down:** **Interest Rate:**

LISTING AGENT INFO

CSB: 2.5% **Subagency offered:** No **Restrictions:** None

LISTING AGENT & OFFICE

Name	Phone	Fax	Email	HIS ID
Listor <u>Matt Hunter</u>	808-827-8201	808-827-8201	matthunter@hawaii.rr.com	58613

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