

MLS Property Type: Residential			MLS # 251393
PROPERTY BASICS			
Address: 92-2181 KAILUA BLVD OCEAN VIEW	TMK # 3-9-2-159-6	Status: Temp off market	Price: \$225,000
Subtype: Detached	Land Tenure: Fee Simple	Subdivision: HOVE	District: Kau
Ownership: Full	Zoning: A-20A	Record Sys.:	Disclosure Form: Yes
Land Area: 4.00 ac	Flood Zone: X	Incr/Block #:	Lot: A
Roads: Private, Paved	Easement:	Oceanfront Parcel: No	Parking:
Year Built: 2000	Pre-Foreclosure/SS/REO:		
PROPERTY DETAILS			
Bedrooms: 3	Baths: 2 [Full]	Living Area : 1,308	Pets Allowed:
Unit Descr:	Ext Area:	Pub Rpt #:	
Design: Double Wall			
Schools:		Frontage:	View: Ocean, Ocean Horizon
Remarks: This handsomely designed home sits on a 4 acre parcel of land that includes a gorgeous ocean view and sunsets, and is set back from the road down a driveway for some extra privacy. It has three bedrooms / two baths, two outdoor lanais, is about 1308 sq ft interior and 240 sq ft of carport space that has been converted into additional living area.			
From the front lanai area you enter into the comfortable living room which flows into the dining room and kitchen. There are large windows and a back lanai off the dining area, which allows for nice airflow. Towards the back of the home is the master bedroom with full bath, walk-in closet, a sliding glass door access to the back lanai, second bedroom with bath. A third bedroom with connecting office area, also has access to the front Lanai. The hallways and doors are ADA width which gives the home a spacious feel. Home has a 20K gallon catchment tank, UV sterilization and filtration system for potable water at all taps, and a gasoline back-up electric generator. A private rear lanai adds another 360 sq ft of covered outdoor area.			
Approx. 1.75 acres of this 4 acre parcel is planted with a variety of Protea tropical flowers. Included in the sale is a propagation house, a second 10K gallon tank and full irrigation system. This property is not being sold as a business, but could make an excellent hobby farm opportunity.			
Hawaiian Ocean View Estates (HOVE) is a growing community in Kau, has nearby shopping, and is about 50 miles south of Kailua-Kona. It is easy to see this truly wonderful home! 24 hour notice preferred.			
UTILITIES / FEATURES			
Internet Availability: Wireless	Telephone Availability: Cell, Land Line	Water: Catchment	
Power: Overhead	Kitchen:		Wastewater: Septic
TV Availability: Satellite	Washer/Dryer:		
Appliances:			Washer/Dryer:
Other Features:			
Heating/Cooling:	Fencing:	Water Feat:	Security:
Pool:	Topography: Gentle Slope	Fireplace:	Window Covers:
FINANCIAL DETAILS			
Current Taxes: \$143	Price Per Sqft: \$172	Home Exemption Amount: \$131,400	
Spec. Assess:	Spec. Assess. Amt:	Assessed Bldg: \$140,300	Assessed Lnd: \$16,900
Terms Accept: Cash, Conventional		Exist Loan Tp:	Road Maint/Yr:
Monthly Assn.:	Monthly Maint. Fee:	Other Fees:	CC&R's: No
- SELLER FINANCING -			
Term:	Max. Loan Amt.:	Min. Down:	Interest Rate:

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